

erty contained in the premises and used by Mortgagor in the rental or leasing thereof or any part thereof. The right to enter and take possession of the premises and use any personal property therein, to manage, operate and conserve the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be in addition to all other rights or remedies of Mortgagee hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. After paying costs of collection and any other expenses incurred the proceeds shall be applied to the payment of the indebtedness secured hereby in such order as Mortgagee shall elect, and Mortgagee shall not be liable to account to Mortgagor for any action taken pursuant hereto other than to account for any rents actually received by Mortgagee.

11. In case the indebtedness secured hereby or any part thereof is collected by suit or action or this mortgage is foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagor shall be chargeable with all costs and expenses, including reasonable attorney's fees, which shall be immediately due and payable and added to the mortgage indebtedness and secured hereby.

12. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, pledges, contracts of guaranty, assignments of leases, or other securities, Mortgagee may at its option exhaust any one or more of said securities and the security hereunder, either concurrently or independently, and in such order as it may determine.

13. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

14. Without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby, and without affecting the lien hereof upon any property not released pursuant hereto, Mortgagee may at any time and from time to time, without notice:

- (a) Release any person liable for payment of any indebtedness secured hereby.
- (b) Extend the time, or agree to alter the terms, of payment of any of the indebtedness.
- (c) Accept additional security of any kind.
- (d) Release any property securing the indebtedness.
- (e) Consent to the making of any map or plat of the premises, or the creation of any easements thereon or any covenants restricting use or occupancy thereof.

15. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

If Mortgagor shall fully perform all obligations, covenants and agreements of this mortgage, and of the note secured hereby, then this mortgage and all assignments herein contained shall be null and void; otherwise to remain in full force and effect.

This mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

*Edith G. McClellan* \_\_\_\_\_ (L. S.)  
*Philip H. Erickson* \_\_\_\_\_ (L. S.)  
*Betty T. Erickson* \_\_\_\_\_ (L. S.)  
*Patrick C. Fant* \_\_\_\_\_ (L. S.)  
 \_\_\_\_\_ (L. S.)

State of South Carolina, }  
County of Greenville }

PERSONALLY appeared before me Edith G. McClellan

and made oath that She saw the within named Philip H. Erickson and Betty T. Erickson sign, seal and as their act and deed, deliver the within written Deed; and that She with Patrick C. Fant witnessed the execution thereof.

SWORN to before me this 18th day of October, 1960

*Patrick C. Fant*  
Notary Public for South Carolina.

Renunciation of Dower.

State of South Carolina, }  
County of Greenville }

I, Patrick C. Fant, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Betty T. Erickson the wife of the within named Philip H. Erickson did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named The Prudential Insurance Company of America, its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in, or to all and singular the premises within mentioned and released.

*Betty T. Erickson* \_\_\_\_\_  
 Given under my hand and seal, this 18th day of October, 1960  
*Patrick C. Fant* \_\_\_\_\_ (L. S.)  
 Notary Public for South Carolina.

Recorded October 20th, 1960, at 2:44 P.M. #10682