

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the mortgagor, his heirs, executors, administrators or assigns, shall and will pay all taxes, paving assessments, water rents and other liens on the property hereby mortgaged, when due and payable; and in case they fail to do so, the said mortgagee, its successors or assigns, may pay said taxes, paving assessments, water rents or other liens, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent per annum, from the date of such payment, which said sum shall be secured by this mortgage, and included in any judgment recovered hereunder.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the Mortgagor, do and shall well and truly pay, or cause to be paid, unto the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, the said debt or sum of money, aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor, his heirs, executors, administrators or assigns, together with the interest thereon, if any shall be due, under the covenants of this mortgage, then this deed or bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the Mortgagor is to hold and enjoy the said premises until default of payment shall be made.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

AND IT IS FURTHER AGREED AND COVENANTED by and between the said parties, that in case the debt secured by this mortgage, or any part thereof, is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the mortgagor, his heirs, executors, administrators or assigns, shall be chargeable with all costs of collection, including ten (10%) per cent of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured, and may be recovered in any suit or action hereupon or hereunder. And it is agreed, that in the event the mortgagee or holder hereof should become a party to any suit involving this mortgage or the title to the premises herein described, the mortgagor, his heirs, executors, administrators or assigns shall also pay a reasonable attorney's fee to the attorney for the mortgagee or holder.

IN WITNESS WHEREOF the Mortgagor has hereunto set his hand and seal this the 9th day of December, in the year of our Lord One Thousand Nine Hundred and Sixty Four, and in the One Hundred and Eighty Eighth year of the Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of:

C. Victor Pyle, Jr.

Dorothy A. Laney

Peter Efstration (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PERSONALLY appeared before me Dorothy A. Laney and made oath that She saw the within named Peter Efstration sign, seal and, as his act and deed, deliver the within-written deed; and that She, with C. Victor Pyle, Jr. witnessed the execution thereof.

Sworn to before me this 9th day of December, 1964
C. Victor Pyle, Jr. (LS)
Notary Public for South Carolina

Dorothy A. Laney

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

I, C. Victor Pyle, Jr., a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Anna M. Efstration, wife of the within named Peter Efstration, 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 PALMETTO STATE LIFE INSURANCE COMPANY, 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.

Given under my hand and seal this 9th day of December Anno Domini 1964
C. Victor Pyle, Jr. (LS)
Notary Public for South Carolina

Mrs. Anna M. Efstration

Recorded December 9, 1964 at 11:22 A. M. #16622