

If any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage.

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

And if at any time any part of said debt or interest thereon, be past due and unpaid I hereby assign the rents and profits of the above described premises to said mortgagee, or its successors Heirs, Executors, Administrators, or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS hand and seal this 1 day of February in the year of our Lord one thousand nine hundred and sixty-five.

Signed, Sealed and Delivered in the presence of

Catherine Pearson
Genobia Cox

Johnny F. Talley (L.S.)
Catherine Pearson (L.S.)

State of South Carolina }
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Catherine Pearson
and made oath that he saw the within named Johnny F. Talley
sign, seal and as his act and deed deliver the within written deed and that he with
Genobia Cox witnessed the execution thereof.

Sworn to before me, this 1 day of February, A. D. 19 65
Genobia Cox (SEAL)
Notary Public, S. C.

Catherine Pearson

State of South Carolina }
County of Greenville.

RENUNCIATION OF DOWER

I, Genobia Cox a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Martha Vivian G. Talley
the wife of the within named
Johnny F. Talley 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 Donald E. Baltz, Inc., its successors
Heirs 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 1 day of February, A. D. 19 65
Genobia Cox (SEAL)
Notary Public, S. C.

Martha Vivian G. Talley

Recorded February 1, 1965 at 3:27 P. M. #21513