

AND IT IS FURTHER AGREED AND COVENANTED by and between the said parties that until the debt hereby secured be paid, that the said mortgagor, his heirs, successors, administrators, assigns, shall and will pay all taxes, tax liens, whether State or Federal, assessments, water rates, and other governmental or municipal charges, fines, or impositions, and will promptly deliver the official receipts therefor to the mortgagee upon demand and if the said mortgagor fails to make any payments as above provided for, the mortgagee may pay the same and all sums so paid shall bear interest at the rate of six (6%) per cent per annum from the date of payment and shall be secured by this mortgage.

The covenants and agreements herein contained shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the terms "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Witness our hand and Seal, this 25 day of February in the year of our Lord one thousand nine hundred and sixty-seven and in the one hundred and 91st year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Gene R. Browning (L. S.) Wayne F. Spivey (L. S.)

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

PERSONALLY appeared before me, GENE R. BROWNING and made oath that he saw the within-named WAYNE F. SPIVEY sign, seal and as his

act and deed, deliver the within-written Deed; and that he with G.P. TAPER witnessed the execution thereof.

Sworn to before me, this 25 day of February A.D. 19 67 Notary Public for South Carolina (L. S.)

Gene R. Browning

RENUNCIATION OF DOWER

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

I, G. P. TAPER, Notary Public for South Carolina

do hereby certify unto all whom it may concern that Mrs. Ruby Spivey the wife of the within-named Wayne F. Spivey 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 Modern Homes Construction 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 25 day of February Anno Domini 19 67

G.P. TAPER (L. S.) Ruby Spivey

Recorded March 7th, 1967 at 9:30 A.M. # 21341

This Mortgage Assigned to: Local Mortgage Corporation From B.A.C. Trans World Acceptance Corporation On 30th day of May 19 74. Assignment recorded in Vol. 1317 of R. E. Mortgages on Page 695 This 25th day of July 19 74, # 2550