

It is agreed that the parties hereto, their successors or assigns, shall have the right by mutual agreement at any time to renew or extend the indebtedness secured hereby, or any part hereof, or any addition which may be made thereto; and that they may by agreement increase or decrease the rate of interest and that they may modify or change any other obligation between the parties hereto evidenced by this instrument, or by the note mentioned herein, and such changes shall be binding upon any junior encumbrancer, voluntary or involuntary; and such changes and extensions may be granted without affecting the obligations of any subsequent purchaser who may purchase the property herein described, assuming this indebtedness; and that any or all of these changes may be made without notice to, or consent of, any junior encumbrancer or subsequent purchaser.

AND IT IS FURTHER COVENANTED, That the said Mortgagor shall hold and enjoy the said premises until default of payments as provided in said note, or a breach of some of the covenants of this mortgage shall be made.

IT IS UNDERSTOOD AND AGREED, That the word "mortgagor" wherever used herein shall refer to and be taken to mean, the party or parties, or the corporation who executes this Mortgage, and that all covenants and undertakings herein set forth to be observed or performed by or otherwise affecting such mortgagor shall bind such mortgagor, his heirs, executors, administrators and assigns, or if a corporation, then its successors and assigns.

IN WITNESS WHEREOF, Rice-Cleveland Company by its duly authorized officers hereunto set its hands and seal at Greenville, South Carolina, this 12th day of January, 1971.

Signed, sealed and delivered in the presence of:

John M. Dillard
John M. Dillard

RICE-CLEVELAND COMPANY (L.S.)

By *F. Towers Rice*
F. Towers Rice, President (L.S.)

And *Claire F. Rice*
Claire F. Rice, Secretary

STATE OF SOUTH-CAROLINA,

County of GREENVILLE

John M. Dillard

Personally appeared before me, _____, a Notary Public for _____ County, State of South Carolina, Frances B. Holtzclaw

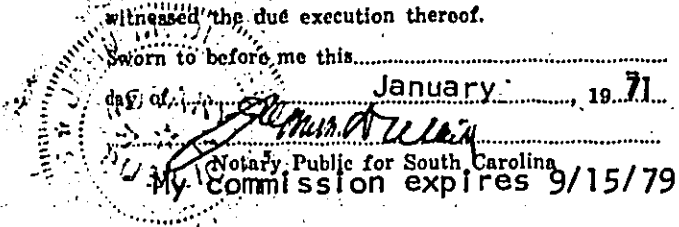
and made oath that she saw the above named Rice-Cleveland Company by its duly authorized officers, its

sign, seal and as _____ act and deed deliver the above written mortgage for the uses and purposes above mentioned, and that she with John M. Dillard

witnessed the due execution thereof.

Sworn to before me this _____ day of January, 1971.

Frances B. Holtzclaw
Frances B. Holtzclaw (L.S.)



STATE OF SOUTH CAROLINA,

County of _____

CORPORATE MORTGAGOR
NO DOWER

I, _____, a Notary Public for _____ County, State of South Carolina, hereby certify unto all whom it may concern that _____

_____ the wife of the within named _____, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named AIKEN LOAN & SECURITY 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 _____ day of _____, 19____ (L.S.)

Notary Public for South Carolina

Recorded Jan. 12, 1971 at 4:23 P. M., #16082.