(6) That if there is a default in any of the terms, conditions or covenants of this mortgage, or if any proceeding be instituted by or against the Mortgagor in the Bankruptcy Court or any other Court for the purpose of adjudicating the Mortgagor a bankrupt or insolvent, or for the appointment of a receiver of the property of the Mortgagor, or if any assignment be made by the Mortgagor for the benefit of creditors, then at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become due and payable immediately or thereafter, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the collection of the debt secured hereby or any part thereof, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection, by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall thereupon become due and payable, and may be recovered and collected hereunder. The Mortgagor, as a part of the debt secured hereby, shall pay for recording and documentary stamps.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until default hereunder, or default in the payment of the debt secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage note of even date herewith, then this mortgage shall be void; but otherwise shall remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 17 day of March 19 71

SIGNED, sealed and delivered in the presence of:

D. W. Workman

Gail Marshbanks (SEAL)

John Marshbanks (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of March 19 71

Jack E. Lamb (SEAL)

Notary Public for South Carolina. 12-16-80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17 day of March 19 71

Gail Marshbanks

Jack E. Lamb (SEAL)

Notary Public for South Carolina. 12-16-80

Recorded March 17, 1971 at 4:00 P.M., #21964.