

advanced at the aforesaid rate, payable as aforesaid until such sum or sums so advanced shall have been fully paid, provided that the total amount so secured shall not exceed the original face amount of this mortgage or any increased amount set forth hereinabove, that then this mortgage shall be utterly null and void; otherwise to remain in full force and effect. If there is a default of any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this mortgage or the title to the premises described herein, or should the Mortgagee become a party to 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 an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall thereupon become due and payable immediately or on demand at the option of the Mortgagee as a part of the debt secured thereby and may be recovered and collected hereunder.

6. That in case proceedings for foreclosure shall be instituted, the Mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises whether occupied by the owner or any person, firm or corporation holding under or through the owner as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

7. 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 number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal, this 10th day of April

in the year of our Lord one thousand, nine hundred and eighty-one

Signed, sealed and delivered in the presence of

David C. Arnold } Clarence Aikens Sr (SEAL)
John S. McPhis } _____ (SEAL)
_____ } _____ (SEAL)
_____ } _____ (SEAL)

THE STATE OF SOUTH CAROLINA }
COUNTY OF OCONEE }

Probate

PERSONALLY appeared before me David C. Arnold and made oath
that he saw the within named Clarence Aikens, Jr.

sign, seal and as his act and deed deliver the within written deed, and that he
with the other witnesses hereto witnessed the execution thereof.

SWORN TO before me this 10th day
of April A. D., 1981
John S. McPhis (L. S.) } David C. Arnold
Notary Public for South Carolina
My Commission Expires: 3/19/91

THE STATE OF SOUTH CAROLINA }
COUNTY OF OCONEE }

Renunciation of Dower

I, _____, Notary Public of the State and County aforesaid, do
hereby certify unto all whom it may concern that Mrs. Sadie Aikens

the wife of the within named Clarence Aikens, Jr. 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

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 10th
day of April A. D., 1981
John S. McPhis (L. S.) } Sadie B. Aikens
Notary Public for South Carolina
My Commission Expires: 3/19/91

RECORDED 'AUG 5 1981 at 3:30 P.M.

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