

(1) That the mortgagee shall pay to the mortgagor the principal sum of \$10,000.00 with interest thereon at the rate of 12% per annum from the date of the maturity of the mortgage until the same is paid in full.

(2) That the mortgagor shall pay to the mortgagee the principal sum of \$10,000.00 with interest thereon at the rate of 12% per annum from the date of the maturity of the mortgage until the same is paid in full.

(3) That the mortgagor shall pay to the mortgagee the principal sum of \$10,000.00 with interest thereon at the rate of 12% per annum from the date of the maturity of the mortgage until the same is paid in full.

(4) That the mortgagor shall pay to the mortgagee the principal sum of \$10,000.00 with interest thereon at the rate of 12% per annum from the date of the maturity of the mortgage until the same is paid in full.

(5) That the mortgagor shall pay to the mortgagee the principal sum of \$10,000.00 with interest thereon at the rate of 12% per annum from the date of the maturity of the mortgage until the same is paid in full.

(6) That if there is a default in 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 mortgage become a part of any sale 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, 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 hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note 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, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to 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 31st day of March 1971.  
SIGNED, sealed and delivered in the presence of:  
D.W. Doener (SEAL)  
Hyda A. Lady (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF Greenville  
Personally appeared the undersigned witness and read with me (the said witness named mortgagor sign, seal and as its act and deed deliver the within written instrument and the (note) with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 31st day of March 1971.  
Jack E. Lamb (SEAL)  
Notary Public for South Carolina 11-16-80

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER  
COUNTY OF Greenville  
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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor'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 31st day of March 1971.  
Jack E. Lamb (SEAL)  
Notary Public for South Carolina.

Recorded April 13, 1971 at 2:30 P. M. #23879