(1) That this marticle shall secure the Martines for on h forther same or may be advanced been four, it the option of the Martine for the payment of these, asserting periods and also so me the Martines, paids and exercise to, upon so of stipping of periods to kind and it is hard. This martines shall also so me the Martines of a more than a compared to the Martines of the Martines.

(2) That it will been the improvements now existing or hereafter erected on the mortaged property facused as may be required from time to time by the Martagee against lossly fine and my other hizards specified by Martagee, in an amount not less than the mortage delt, or in such amounts as may be required by the Mortagee, and its companies acceptable to it, and that till only publics on it renewals thereof shall be held by the Mortagee, and have attached their to loss payable clauses in layer of, and in form a ceptable to the Mortagee, and that it will pay all premiums therefor when doe, and but it it does hereby assign to the Mortagee the proceeds of any policy insuring the mortaged premius and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortagee, to the extent of the balance owing on the Mortage delt, whether due or not.

(3) That it will been all improvements now existing or Lereafter erected in good repair, and, in the case of a construction ban, that it will continue construction until completion without interruption, and should it ful to do so, the Mortgage may, at its option, enter upon suid premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(1) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged

(5) That it bereby assigns all rents, issues and profits of the mortgaged premises from an lafter any default bereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged promises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the exent said premises are occupied by the mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(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 Mortgagee shall become immediately due and payable, and this mortgage may be forcefored. Should any legal proceedings be instituted for the forceforme of this mortgage, 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, 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 convexed 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 convenants 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

(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 10 1973. July day of SIGNED, sealed and deligered in the presence of: DONALD E. BALTZ, INC. (SEAL) Jonald' (SEAL) president (SEAL) _(SEAL) STATE OF SOUTH CAROLINA ACKNOWLEDGMENT COUNTY OF GREENVILLE Notary Public for South Carolina
My commission expires: 2 3 1980 The foregoing instrument was acknowledged before me this 10 day of July _(SEAL) Donald E. Baltz, pres of Donald E. Baltz, Inc. MORTGAGOR, A CORPORATION RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA

COUNTY OF

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagong) 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) 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 400 day of The state of

19 7-3 (SEAL)

Notary Public for South Carolina. Recorded July 10, 1973 at 12:49 P. M., # 886 My commission expires:

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