

The Mortgagor further covenants and agrees as follows:

(1) That the Mortgagor shall pay to the Mortgagee for such further sum as may be required hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, and other assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee's interest in all fixtures, chattels, and other personalty belonging to the Mortgagor or held by the Mortgagor so long as the same remain in the possession of the Mortgagor, and where the same have been alienated, shall bear interest on the same rate as the note secured hereby, and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That the Mortgagor shall pay to the Mortgagee, or to the owner of the mortgaged property, such sums as may be required from time to time by the Mortgagee to repair and maintain the mortgaged property, or to pay off any debts, expenses, or taxes, or to pay off the mortgage debt, or provide for any other expenses which may be incurred by the Mortgagee in connection with the mortgaged property, and that the same shall be paid to the Mortgagee, or to the owner of the mortgaged property, or to the lessor of the mortgaged premises, or to the lessee thereof, and that it will pay all costs and expenses of collection, including attorney's fees, and that the Mortgagee shall be entitled to sue for the amount of any deficiency, and that the Mortgagee may sue for the payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not paid.

(3) That the Mortgagor shall pay to the Mortgagee, or to the owner of the mortgaged property, such sums as may be required hereafter to repair and, in the case of a construction loan, that it will continue to repair and maintain the mortgaged property, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and deduct the cost of such repairs from the completion of any construction work or otherwise, and charge the expenses for such repairs or the completion of any construction work to the Mortgagor.

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

(5) That it hereby assigns all rents, issues, and profits of the mortgaged premises, from and after any default hereunder, 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 premises, and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court; in the event said premises are occupied by the mortgagor 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 Mortgagor to the Mortgagee shall be declared 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 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, thereafter, 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 accrue 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
SIGNED, sealed and delivered in the presence of:

16th day of September, 1974

Archibald W. Black
Brenda R. Gackett

Thomas R. Bulman (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 16th day of September, 1974.

Brenda R. Gackett (SEAL)
Notary Public for South Carolina

Archibald W. Black

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 mortgagor(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

16th day of September, 1974

Brenda R. Gackett (SEAL)
Notary Public for South Carolina

Thomas R. Bulman
RECORDED SEP 17 1974 7365

RECORDING FEE	\$5.00
PAYED	SEP 17 1974

ATTORNEYS AT LAW
107A EAST NORTH STREET
P. O. BOX 10296, FED. STA.
GREENVILLE, S.C. 29603
7365

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO
SOUTHERN BANK AND TRUST
COMPANY

THOMAS R. BULMAN

7365

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 17th

day of September 1974

at 9:18 A.M. recorded in Book 1322

Mortgages page 739 As No. 7365

Register of Deed Conveyance Greenville County

\$2,421.00
Lot 1 Salters Rd. Butler Tp.

GREENVILLE, SOUTH CAROLINA 29603

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