[illegible]

[illegible] for a loss directly to the Mortgagee to the extent of the balance owing on [illegible]

[illegible]

4. [illegible] and [illegible] liens and encumbrances against [illegible] and [illegible] liens and tax liens affecting the mortgaged premises.

5. That [illegible] of the mortgaged premises free and clear of all liens, encumbrances and assessments, that [illegible] and prior liens or encumbrances except as herein provided, and that [illegible] and defend the same against all persons whomsoever lawfully claiming the same or any part thereof. Upon default by the Mortgagor in the payment of the note secured hereby or any part thereof or any installment of principal or interest or any other sum payable under the terms of this mortgage or any default under any prior mortgage, the Mortgagee may at its option, without notice to the Mortgagor, declare the entire indebtedness immediately due and payable, and may institute proceedings for the collection of the same, and may foreclose this mortgage as provided by law, or may institute any other proceeding for the enforcement of its rights and remedies hereunder, and may recover in such proceedings all costs and expenses incurred therein, including reasonable attorney's fees, and after deducting all charges and expenses attendant to the foregoing, the Mortgagee shall apply the net proceeds of the sale of the premises and proceeds of any other collateral given to secure the indebtedness evidenced hereby, to the payment of the indebtedness secured hereby.

6. That if default be made in any of the provisions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all the indebtedness secured by the Mortgage to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure 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 an attorney for collection upon default, then the Mortgagor agrees to pay all costs of collection, including reasonable attorney's fees, and all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee shall thereupon become due and payable immediately and at the option of the Mortgagee as 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 free of all liens except as herein provided, and that the Mortgagor will pay the mortgage or the note secured hereby, it being the intent of the parties hereto 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 it shall remain in full force and effect.

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 19th day of February 19 75.
SIGNED, sealed and delivered in the presence of:

Kathy H. Rollins
Anne S. Cox

A & B Properties, Inc.
BY: [signature] President (SEAL)
[signature] Vice President (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 19th day of Feb. 19 75.

Anne S. Cox (SEAL)
Notary Public for South Carolina
My commission expires: 1/29/85

Kathy H. Rollins

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

NOT NECESSARY - MORTGAGOR IS A CORPORATION.

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

19th day of Feb. 19 75

(SEAL)
Notary Public for South Carolina.

RECORDING FEE
PAID $ 2.50

RECORDED FEB 20 '75 19443
At 10:07 A.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

A & B Properties, Inc.

TO

First Piedmont Bank & Trust Co.

THOMAS C. BRISSEY
Attorney At Law

X 19443 X

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 20th day of February 19 75 at 10:07 A.M. recorded in Book 1333 of Mortgages, page 454 As No. 19443

Register of Mesne Conveyance Greenville County

$ 35,000.00

THOMAS C. BRISSEY
ATTORNEY AT LAW
110 MANLY STREET
GREENVILLE, SOUTH CAROLINA 29601

Lot Birnam Court, Birnam Woods
"Knope Property"

4328 RV.2