

3. That it will keep the improvements now existing or hereafter created on the mortgaged premises in repair and repair to time by the Mortgagee against loss by fire and any other hazard... and that it does hereby assign to the Mortgagee the proceeds of all premiums therefor when due...

4. That it will keep all improvements now existing or hereafter created on the mortgaged premises in repair and repair to time by the Mortgagee against loss by fire and any other hazard...

5. That it will pay when due all taxes and other governmental and municipal taxes and other assessments levied on the mortgaged premises...

6. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder... and shall legal proceedings be instituted pursuant to this instrument...

7. That if there is a default in any of the terms, conditions or covenants of this mortgage... the mortgagee shall become a party of any suit involving this mortgage...

8. That the Mortgagee shall hold and enjoy the premises here conveyed... and the true meaning of this instrument shall be that of the Mortgagee...

9. That the Mortgagee here conveyed shall hold and the benefits and advantages shall inure to the same as though the Mortgagee were the owner...

WITNESS the Mortgagee's hand and seal this 20th day of June 1975. HOLLY TREE PLANTATION, A LIMITED PARTNERSHIP. By: James P. McNamara, General Partner; John Gerring, General Partner.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PROBATE Dan E. Bruce, General Partner

Notary Public for South Carolina. My Commission Expires: 2/15/75. Notary Public for South Carolina. My Commission Expires: 2/15/75.

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 mortgagee(s) respectively, did this day appear before me...

GIVEN under my hand and seal this 19th day of June 1975.

Notary Public for South Carolina. My Commission Expires: 2/15/75. At 4:51 P.M. 440

Mortgage of Real Estate. Singletron Construction Co., Inc. TO Holly Tree Plantation, a Limited Partnership. COUNTY OF GREENVILLE. STATE OF SOUTH CAROLINA. \$3,799.02 All Lots Holly Tree Plantation, Phase II, Sec. II, less all lots sold off...

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