[illegible]

1. [illegible]

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against such risks as may be required by the Mortgagee [illegible] the extent of the balance owing on the Mortgage debt, whichever is less.

3. That it will keep [illegible] premises, make all repairs, improvements and alterations [illegible] as to the condition of said premises, reasonable wear and tear excepted.

4. 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 rules affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] default hereunder, and agrees that, should legal proceedings be instituted pursuant to this assignment and other laws [illegible] Clerk of Court, or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event such premises are occupied by the mortgagor, and after deducting all charges and expenses attending such proceedings 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 become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of the same, or should the Mortgagee become a party of record in a 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 by reason of default, all costs and expenses incurred by the Mortgagee, including reasonable attorney's fees, shall thereupon become due and payable to the Mortgagee under and by virtue of this mortgage as a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagee shall hold and enjoy the premises aforesaid until default be made in the payment of the note secured hereby. It is the true meaning of the parties hereto that the Mortgagor shall keep and perform all the terms, conditions, and covenants of this 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 [illegible] day of [illegible] 19[illegible]

SIGNED, sealed and delivered in the presence of:

Letta D. Swanner — Eugene Spears — SEAL

Wm. Byrd Traxler — Eleanor R. Murray — SEAL

SEAL

SEAL

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**STATE OF SOUTH CAROLINA**
**COUNTY OF GREENVILLE**

**PROBATE**

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this [illegible] day of [illegible] 19[illegible]

Wm. Byrd Traxler SEAL — Letta D. Swanner

Notary Public for South Carolina
My Commission Expires: [illegible]

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**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 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 [illegible] day of [illegible] 19[illegible]

Eleanor R. Murray

Wm. Byrd Traxler SEAL

Notary Public for South Carolina
My commission expires: [illegible]

RECORDED JUL 7 '75 At 11:38 A.M. # 455

WM. BYRD TRAXLER
Attorney At Law
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO

# Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 7th day of July 1975 at 11:38 A. M. recorded in Book 1343 of Mortgages, page 381

As No. 455

Register of Mesne Conveyance Greenville County

$ 2,200.00

W. A. Seyle & Co., Office Supplies, Greenville, S. C.
Form No. 142

Lot 36 thru 40 Carver Rd.,
Chick Spgs. Tp

4328 RV.2