1343 PAGE 622

2. That it will pay all taxes, mortgages, liens, and assessments on said premises when due, and should the Mortgagee hereinafter be made a party to any suit by reason of the existence of this mortgage, or any other lien on said premises, or any part thereof, or any other matter affecting the title to said premises, then the Mortgagee shall be reimbursed for all costs, expenses and attorney's fees incurred by it in such suit, and all such costs, expenses and attorney's fees are declared to be a part of the debt secured hereby, and shall be recoverable as such in any suit for the foreclosure hereof, or in any other suit in which the Mortgagee may be a party by reason of this mortgage, or any other lien on said premises, or any part thereof, or any other matter affecting the title to said premises, and should the Mortgagee be required to pay any such costs, expenses and attorney's fees in any such suit, the amount so paid shall be added to the principal of the debt secured hereby, and shall be payable on demand, and bear interest at the rate of eight per cent (8%) per annum until paid, and the Mortgagee shall be entitled to foreclose this mortgage as to such additional principal, interest, costs, expenses and attorney's fees, and the lien of this mortgage shall be a first lien on said premises for the same.

3. That it will keep the buildings now or hereafter on said premises insured against loss by fire and other casualties, in such company or companies as may be acceptable to the Mortgagee, in the amount of $ _____ for the benefit of the Mortgagee, and will deliver the policies or certificates of insurance to the Mortgagee, and should it fail to do so, the Mortgagee may insure said buildings for its own benefit, and the premiums so paid shall be added to the principal of the debt secured hereby, and shall be payable on demand, and bear interest at the rate of eight per cent (8%) per annum until paid, and the Mortgagee shall be entitled to foreclose this mortgage as to such additional principal, interest, costs, expenses and attorney's fees, and the lien of this mortgage shall be a first lien on said premises for the same.

4. That it will pay all taxes, mortgages, liens, and assessments on said premises when due, and should the Mortgagee hereinafter be made a party to any suit by reason of the existence of this mortgage, or any other lien on said premises, or any part thereof, or any other matter affecting the title to said premises, then the Mortgagee shall be reimbursed for all costs, expenses and attorney's fees incurred by it in such suit, and all such costs, expenses and attorney's fees are declared to be a part of the debt secured hereby, and shall be recoverable as such in any suit for the foreclosure hereof, or in any other suit in which the Mortgagee may be a party by reason of this mortgage, or any other lien on said premises, or any part thereof, or any other matter affecting the title to said premises, and should the Mortgagee be required to pay any such costs, expenses and attorney's fees in any such suit, the amount so paid shall be added to the principal of the debt secured hereby, and shall be payable on demand, and bear interest at the rate of eight per cent (8%) per annum until paid, and the Mortgagee shall be entitled to foreclose this mortgage as to such additional principal, interest, costs, expenses and attorney's fees, and the lien of this mortgage shall be a first lien on said premises for the same.

WITNESS the Mortgagor's hand and seal this 10th day of July 1975.

SIGNED, SEALED and DELIVERED in the presence of:

GEORGE G. WARD (SEAL)

CHLOE WARD (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 mortgage deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of July 1975.

(SEAL)

Notary Public for South Carolina
My Commission Expires 4/22/78

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) hereby voluntarily, 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 10th day of July 1975.

CHLOE WARD (SEAL)

Notary Public for South Carolina
My Commission Expires 4/22/78

4328 RV.2

JOHN B. DUGGAN, Attorney

PAID $ _____

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GEORGE G. WARD
and CHLOE WARD

TO

SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed this 11th day of July, 1975, at 9:28 A.M. recorded in Book 1343 of Mortgages, page 621 As No. 896

Register of Mesne Conveyance, Greenville County

$ 7,027.68

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 112 SM-S-72

Lot 55 Pueblo Dr., "Longforest Acres"