

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and to time to time by the Mortgagor against loss by fire and any other hazards specified by Mortgagor, in such manner that the resulting debt or costs of such repairs will be repaid by the Mortgagor, and in companies acceptable to it, and that all such losses and expenses thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises, and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the liability existing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a continuance of same, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagor may, at its option, enter upon and possess, make whatever repairs are necessary, and during the continuation of any construction, will maintain and charge the expenses for such repairs on the completed portion of such construction to the mortgaged premises.

4. That it will pay when due, all taxes, public assessments, and other governmental or municipal charges, fines or other amounts due against the mortgaged premises. That it will comply with all governmental and municipal laws or regulations affecting the mortgaged premises.

5. That it hereby agrees 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 the instrument, it will have and retain full power of attorney, appurtenant to either of the mortgaged premises, with full authority to collect possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable reward 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 any writ or receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured thereby.

6. That if there are defaults in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and the same may be foreclosed. Should no legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor 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 any attorney at law, or should the same otherwise be collected by the Mortgagor, and a reasonable attorney's fee shall then be paid by the Mortgagor to the attorney, immediately on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered and enforced.

7. That the Mortgagor shall hold and keep the premises above described 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 in the case of a default, that then the same shall be released, and held, subject to the full fees and costs.

8. That the instrument is executed in full force, and the benefits and advantages of the same to the parties of the first part, and to the parties of the second part, whatever may be contained therein, the title to the regular, and the land and personal property, shall be held in the name of the partners.

WITNESS my hand and seal the 2nd day of July 1975
Notary Public for South Carolina
My Commission Expires 5/22/83

HOLLY TREE PLANTATION, A LIMITED
PARTNERSHIP
By James P. McNamara, General Partner
Dan E. Bruce, General Partner
SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

I, Notary Public for South Carolina, do hereby certify that I have seen the witness named to appear before me, and that he is the person whose name is affixed next to his signature, and that he has signed the above instrument in my presence.

SWEEN to before me this 2nd day of July 1975.

Constance G. Williams, Notary Public for South Carolina
My Commission Expires 5/22/83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

UNNECESSARY - MORTGAGOR A PARTNERSHIP
REINCIATION OF POWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned made known to the above named mortgagor, respectively, and this day appeared before me, and each upon being personally and separately examined by me, did declare that she distinctly, voluntarily, and without any compulsion, did, on behalf of her person, renounce, release and forever relinquish unto the mortgagor, and the mortgagor's heirs, executors and assigns, all her interest and estate, and all her right and claim of dominion, and to all and singular the premises within mentioned, and released.

GIVEN under my hand and seal this

day of 19
Notary Public for South Carolina
My Commission Expires

15-3

RECORDED JUL 18 1975 at 2:58 A.M.

✓ JOHN M. DILLARD, P.A. 3
S. S. C. 10-2-100
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
HOLLY TREE PLANTATION, A LIMITED
PARTNERSHIP
TO
James P. McNamara
15-3

Mortgage of Real Estate
I hereby certify that the within Mortgage has been duly recorded in Book 1334 on 19 July 1975 at 2:59 A.M. at the Office of the Clerk of Court, Greenville, S.C., No. 15-3-100, A.M.
Amount \$30,640.96
Lessor of Name, Greenville, Greenville County
T.P. John M. DILLARD, P.A.
1 Williams at North
P.O. Box 10162
Greenville, S.C. 29603
Lot Hwy 14 Adams Mill Rd. Austin

4329 RVZ