

AND IT IS FURTHER AGREED, That said Mortgagor(s), his (their) heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor(s) do and shall well and truly pay, or cause to be paid unto the said Standard Home Improvement Co. Inc. the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said promissory note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the condition thereof.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS my (our) Hand(s) and Seal(s) this 2nd day of April, 1964.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Harold Chapman*  
*Robert F. Calhoun*

*Wilson L. Ellenburg* (L. S.)  
*Sarah M. Ellenburg* (L. S.)  
\_\_\_\_\_  
\_\_\_\_\_ (L. S.)

STATE OF SOUTH CAROLINA,  
Greenville COUNTY

PERSONALLY appeared before me Harold Chapman and made oath that he saw the within-named Wilson L. Ellenburg and Sarah M. Ellenburg, his wife, sign, seal, and as his (their) act and deed, delivered the within-written Mortgage; and that he with Robert F. Calhoun witnessed the execution thereof.

Sworn to before me this 2nd day of April 1964.  
*Robert F. Calhoun* (L. S.)  
Notary Public for South Carolina

*Harold Chapman*

STATE OF SOUTH CAROLINA,  
Greenville COUNTY

I, Robert F. Calhoun it may concern, that Mrs. Sarah M. Ellenburg the wife of the within-named Wilson L. Ellenburg did this day appear before me, and, 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 or persons whomsoever, renounce, release and forever relinquish unto the within-named Standard Home Improvement Co. Inc., its successors and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Filed for record in the Office of the Clerk of Court, S. C. for Greenville County, S. C. at 9:30 o'clock A. M. on April 9, 1964 and recorded in Real Estate Mortgage Book 954 at Page 571. S. C. for Greenville County, S. C.

Given under my Hand and Seal this 2nd day of April, 1964.

*Robert F. Calhoun* (L. S.)  
Notary Public for South Carolina  
51566.00  
2130. Kollin St. Greenville X X  
Will Sledge, Greenville

*Sarah M. Ellenburg*  
Recorded April 9, 1964 at 9:30 A. M. #28717