

And should the Mortgagee, by reason of any such insurance... or sums of money for any damage to the said building or buildings... applied by it toward payment of the amount hereby secured...

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxation, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage...

And it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage...

And it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same...

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee...

Whenever the singular or plural number, or masculine, feminine, or neuter gender, is used herein, it shall equally include the other, and every mention herein of "Mortgagor" or "Mortgagee" shall include the heirs, executors, administrators, successors, and assigns of the party or parties so designated.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance and similar charges upon the premises subject hereto...

In Witness Whereof, the Mortgagor has hereunto set his hand and seal this 3rd day of September, in the year of our Lord one thousand nine hundred and forty-eight and in the one hundred and seventy-third year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Madala M. Bray Patrick C. Fant Ben Turner Jr. (LS) (LS)

RENUNCIATION OF DOWER

State of SOUTH CAROLINA County of GREENVILLE

I, Patrick C. Fant, a notary public for S. C. do hereby certify unto all whom it may concern, that Mrs. Anne W. Turner

the wife of the within named Ben Turner, Jr. 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 C. Douglas Wilson & Co.,

its successors and assigns, all her interest and estate, and also all her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 3rd day of September, A. D. 19 48 Patrick C. Fant (L. S.) Notary Public for South Carolina. Anne W. Turner