

said premises in as good order and condition as they now are, and not commit waste, or any injury, to such an extent as to impair the value of the same as a security for the said loan.

AND IT IS FURTHER COVENANTED, That in the event the Mortgagor, his heirs and assigns, do not keep said property and all equipment, appurtenances and accessories in proper repair and condition as hereinbefore specified, then the Mortgagee or its assigns, may have the necessary repairs made and the cost thereof added to the amount of said principal and made a part thereof, and the same shall draw interest from the time of said payment for said repairs at the rate of six per centum per annum, and shall, with interest, be covered by the security of this Mortgage.

AND the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of any 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, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

It is agreed that the parties hereto, their successors or assigns, shall have the right by mutual agreement at any time to renew or extend the indebtedness secured hereby, or any part hereof, or any addition which may be made thereto, and that they may by agreement increase or decrease the rate of interest and that they may modify or change any other obligation between the parties hereto evidenced by this instrument, or by the note mentioned herein, and such changes shall be binding upon any junior encumbrancer, voluntary or involuntary, and such changes and extensions may be granted without affecting the obligations of any subsequent purchaser who may purchase the property herein described, assuming this indebtedness; and that any or all of these changes may be made without notice to, or consent of, any junior encumbrancer or subsequent purchaser.

AND IT IS FURTHER COVENANTED, That the said Mortgagor shall hold and enjoy the said premises until default of payments as provided in said note, or a breach of some of the covenants of this mortgage shall be made.

IT IS UNDERSTOOD AND AGREED, That the word "mortgagor" wherever used here shall refer to and be taken to mean, the party or parties, or the corporation who executes this Mortgage, and that all covenants and undertakings herein set forth to be observed or performed by or otherwise affecting such mortgagor shall bind such mortgagor, his heirs, executors, administrators and assigns, or if a corporation, then its successors and assigns.

IN WITNESS WHEREOF,

hereunto set my hands and seal at Greenville, South Carolina, this 13 day of May, 19 63

Signed, sealed and delivered in the presence of:

Chas. A. Mundy (L.S.)
W. W. Wilkins (L.S.)
Billy Frank Benton (L.S.)

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me W. W. Wilkins, a Notary Public for Greenville County, State of South Carolina, Chas. A. Mundy and made oath that he saw the above named Billy Frank Benton

sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes above mentioned, and that he with W. W. Wilkins

witnessed the due execution thereof.

Sworn to before me this 13 day of May, 19 63

W. W. Wilkins (L.S.)
Notary Public for South Carolina

STATE OF SOUTH CAROLINA,

County of Greenville

I, W. W. Wilkins, a Notary Public for Greenville County, State of South Carolina, hereby certify unto all whom it may concern that Betty M. Benton

the wife of the within named Billy Frank Benton, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named AIKEN LOAN & SECURITY COMPANY, 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 13 day of May, 19 63

W. W. Wilkins (L.S.)
Notary Public for South Carolina
Betty M. Benton (L.S.)