

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor does hereby transfer, set over and assign to Mortgagee: (a) All rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain such rents, issues and profits. (b) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings, or in lieu of any taking of the premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets. Mortgagee is hereby authorized, but not required, on behalf and in the name of Mortgagor, to execute and deliver valid acquittances for, and to appeal from, any such judgments or awards. Mortgagee may apply all such sums or any part thereof so received, after the payment of all its expenses, including costs and attorneys' fees, on the indebtedness secured hereby in such manner as it elects, or, at its option, the entire amount or any part thereof so received may be released.

This mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to the then owner of the real estate described herein, provided that no such additional loan shall be made if the making thereof would cause the total principal indebtedness secured hereby to exceed the amount of the original principal indebtedness stated herein. Each such additional loan shall be evidenced by a note or other evidence of indebtedness identifying such additional loan as part of the indebtedness secured hereby, and shall mature not later than the then maturity date of the original indebtedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder of said note to make any such additional loan.

This mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Such expenses and fees as may be incurred in the protection of said premises and the maintenance of the lien of this instrument, including the fees of any attorney employed by the mortgagee in any litigation or proceeding affecting said premises, shall be paid by the mortgagor and secured by this instrument. And it is further agreed that in case the debt secured by this mortgage or any part thereof is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure the said mortgagor shall be chargeable with all costs of collection including ten (10%) per cent of the principal and interest on the amount involved as attorney's fees which shall be due and payable at once, which charges and fees together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder. That no portion of the said premises shall be used for any unlawful purpose.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if _____, the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee, its successors or assigns, the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

WITNESS our hands and seals this 5th day of March in the year of our Lord one thousand, nine hundred and sixty-five and in the one hundred and eighty-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:
G. Maurice Ashmore

E. Howard Duke (L. S.)
Lois R. Duke (L. S.)

(L. S.)
(L. S.)

The State of South Carolina, }
GREENVILLE County

PROBATE

PERSONALLY appeared before me Paul J. Foster and made oath that he saw the within named E. Howard Duke & Lois R. Duke sign, seal and as their act and deed deliver the within written deed, and that G. Maurice Ashmore he with witnessed the execution thereof.

Sworn to before me, this 5th day of March 1965
G. Maurice Ashmore (L. S.)
Notary Public for South Carolina

Paul J. Foster

The State of South Carolina, }
GREENVILLE County

RENUNCIATION OF DOWER

I, G. Maurice Ashmore, do hereby certify unto all whom it may concern that Mrs. Lois R. Duke the wife of the within named E. Howard Duke 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 Central Realty Corporation, its heirs, successors and assigns, all her interest and estate and also her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 5th day of March A. D. 1965
G. Maurice Ashmore (L. S.)
Notary Public for South Carolina

Lois R. Duke