

a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee, and without reference to the adequacy or inadequacy of the value of the property mortgaged or to the solvency or insolvency of said Mortgagor or the defendants, and such income, profits, rents, issues and revenues shall be applied by such receiver according to the lien of this mortgage and the practice of such court.

9. If any of said sums of money herein referred to be not promptly and fully paid within ten (10) days next after the same severally becomes due and payable, or if any and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith or thereafter at the option of the mortgagee, its successors or assigns, as fully and completely as if the full principal sum of the promissory note, was originally stipulated to be paid on such date, anything in said promissory note or herein to the contrary notwithstanding.

10. It is understood and agreed that the mortgagee may at any time, without notice to any person, grant to the mortgagor any indulgences or forbearance, or any extension of time for the payment of any indebtedness secured hereby, or allow any change or changes, substitution or substitutions of any of the property described in this mortgage or any other collateral which may be held by the mortgagee without in any manner affecting the liability of the mortgagor, any endorsers of the indebtedness hereby secured or any other person for the payment of said indebtedness hereby together with interest and any other sums which may be due and payable to the mortgagee, and also without in any manner affecting or impairing the lien of this mortgage upon the remainder of the property and other collateral which is not changed or substituted; and it is also understood and agreed that the mortgagee may at any time, without notice to any person, release any portion of the property described in this mortgage or any other collateral, or any portion of any other collateral which may be held as security for the payment of the indebtedness hereby secured, either with or without any consideration for such release or releases without in any manner affecting the liability of the mortgagor, all endorsers, if any, and all other persons who are or shall be liable for the payment of said indebtedness remaining unpaid, together with all interest and advances which shall become payable, upon the entire remainder of the mortgaged property which is unreleased, and without in any manner affecting or impairing to any extent whatsoever any and all other collateral security which may be held by the mortgagee. It is distinctly understood and agreed by the mortgagors and mortgagee that any release or releases may be made by the mortgagee without the consent or approval of any other person or persons whatsoever.

11. PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor do and shall well and truly pay, or cause to be paid unto the said Mortgagee 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 note and condition thereunder written, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

And the said Mortgagor doth hereby assign, set over and transfer to the Mortgagee, its successors 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 conditions thereof.

IN WITNESS WHEREOF, that said Mortgagor has caused this instrument to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto affixed the day and year first above written,

Signed, sealed and delivered, in the presence of:

BUILDERS ALUMINUM PRODUCTS COMPANY OF COLUMBIA, INC.

Faye West
Herbert M. Meeting

By *Maxwell F. Borden, Jr.*
Maxwell F. Borden, Jr. President

XXXXXX

XXXXXXX

(SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Faye West
and made oath that he (she) saw the within named BUILDERS, ALUMINUM PRODUCTS COMPANY of Columbia, Inc.
by its President, Maxwell F. Borden, Jr.

sign, affix the corporate seal, and as the act and deed of the said corporation deliver the within-written mortgage; and that he (she) with Herbert M. Meeting witnessed the execution thereof.

Faye West
Herbert M. Meeting
Notary Public for South Carolina. My Commission expires Oct. 30, 1978

Recorded November 17, 1969 at 9:00 A.M. # 11513