...all costs and expenses [illegible] ...shall be immediately due and payable and added to the ...

12. If the [illegible] ...or hereafter further secured by chattel mortgages, pledges, contracts of guaranty, assignments of leases or other securities, Mortgagee may at its option exhaust any one or more of said securities and the security hereunder, either concurrently or independently, and in such order as it may determine.

13. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

14. Without affecting the liability of Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of said note, and without notice or consent:

a. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.
b. Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof.
c. Exercise or refrain from exercising or waive any right Mortgagee may have.
d. Accept additional security of any kind.
e. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

15. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

If Mortgagor shall fully perform all obligations, covenants and agreements of this mortgage, and of the note secured hereby, then this mortgage and all assignments herein contained shall be null and void; otherwise to remain in full force and effect.

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.

Witness my hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Bessie J. Hackston

[illegible]

GREENVILLE PROPERTIES, INC. (L. S.)

BY: Vernon T. Anderson Jr. (L. S.)
President

Viloria W. Blake (L. S.)
Secretary

KINGROADS DEVELOPMENT CORPORATION (L. S.)

BY: T. C. Thrift
President

M. F. Woodward
Secretary

State of South Carolina,
County of

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Mortgagors sign, seal and as their act and deed, deliver the within written Deed; and that (s)he with the other subscribing witness witnessed the execution thereof.

Bessie J. Hackston

SWORN to before me this 1st day of February 1971

[illegible]
Notary Public for South Carolina.

Commission expires 8/4/79 (Date)

Renunciation of Dower.
Not Necessary

State of South Carolina,
County of

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 The Prudential Insurance Company of America, 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 day of , 19 .

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