

10. It is agreed that the Mortgages shall and will remain in full force and effect until there is a default in the payment of any of the payments provided for herein and until the full amount of the debt secured hereby is paid in full. The Mortgages shall be subject to the provisions of the note secured hereby and the terms of the note shall govern in the event of any conflict between the terms of the note and the terms of the Mortgages. Should any legal proceedings be instituted in the State of South Carolina or in any other State or in any Federal Court, the Mortgages shall be subject to the provisions of the note secured hereby and the terms of the note shall govern in the event of any conflict between the terms of the note and the terms of the Mortgages. All costs and expenses incurred by the Mortgages in the enforcement of the debt secured hereby or in any other manner shall be paid by the Mortgages and the Mortgages shall be liable therefor as a part of the debt secured hereby, and may be recovered and collected hereunder.

11. THE BORROWER agrees that the interest rate of interest on this obligation may from time to time at the discretion of the Association be increased to the maximum rate permitted to be charged from time to time by applicable South Carolina Law. Any increase in the interest rate shall take effect 30 days after written notice of such increase has been mailed to the obligor at his (or, if their) last known address. During said 30 day period, the obligor shall have the privilege of paying the obligation in full without penalty. In the event the interest rate of this obligation is advanced as provided herein, the installment payments provided hereinabove shall be increased so that this obligation will be paid in full in substantially the same time as would have occurred prior to such change in interest rate; however, should the term of the obligation be extended by reason of the advancement of the interest rate, the obligor and their heirs, personal representatives, executors or assigns, shall remain obligated for the debt.

12. The covenants herein contained shall bind and the benefits and advantages shall accrue to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whoever owns the original instrument shall indicate the place for filing the instrument; the use of any funds shall be applicable to all funds and the term "Mortgages" shall include the proceeds of the installment loans secured or any business deal which by operation of law or otherwise.

WITNES The Mortgagor(s) hand and seal this 10th day of February 1971

Signed, sealed, and delivered
in the presence of:
Louise P. Ellenburg
John P. Freeman
David Lewis Davis (SEAL)
Mary Walker Davis (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE
PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal, and as the mortgagor(s)' act and deed deliver the within mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this the 10th day of February, A. D. 1971
Louise P. Ellenburg
Notary Public for South Carolina
MY COMMISSION EXPIRES 2/24/80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DOWER
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto Travelers Rest Federal Savings & Loan Association, its successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 10th day of February 1971
John P. Freeman (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES 2/24/80
Mary Walker Davis

Recorded Feb. 11, 1971 at 1:21 P. M., #18665.