(5) That if hereby assigns all rents, issues and profits of said property as further security for the payment of said indebtedness, and agrees that, should legal proceedings be instituted pursuant to this mortgage or any note secured hereby, the Mortgagee, or any receiver, agent or attorney duly appointed by any court, may enter upon, take and maintain possession of all or any part of said property, together with all documents, books, records, papers and accounts of the then owner of said property relating thereto, and may exclude the Mortgagor, its agents, servants and employees, wholly therefrom, and may act exclusively and solely in the place and stead of the Mortgagor and have, hold, manage, lease and operate said property on such terms and for such period of time as Mortgagee may deem proper and may collect all of the rents, issues and profits therefrom, including those past due and unpaid, and may apply the same, after payment of all charges and expenses, including cost of evidence of title and attorney's fees in such amount as may be deemed reasonable by the Mortgagee or by the court in which such proceedings may be had, in such manner as the Mortgagee, receiver or court may deem appropriate, on account of the indebtedness secured hereby, and in such order as Mortgagee may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 5th day of November 19 71.
SIGNED, sealed and delivered in the presence of:

Peter A. Prelozny — x Geneva Allen (SEAL)
Grace Floyd — (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 sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of November 19 71.
(SEAL)
Notary Public for South Carolina. 1-15-80

Grace Floyd

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF 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 the mortgagee(s) and the mortgagee's(s') heirs or 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 5th day of November 19 71.
(SEAL)
Notary Public for South Carolina. 1-15-80

x Geneva Allen

Recorded November 9, 1971 at 11:30 A. M., #13205