

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereof...

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument...

(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...

(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.

(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.

WITNESS the Mortgagor's hand and seal this 3rd day of April 19 72

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of the mortgagors: Robert W. Mackley and Fred M. [unclear]

Handwritten signatures of witnesses: William D. Lowery and Lorene Lowery, each followed by (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Greenville

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 3rd day of April 19 72

Notary Public for South Carolina, My Commission Expires October 19, 1980. Includes handwritten signature of Fred M. [unclear] and (SEAL)

Handwritten signature of Robert W. Mackley and (SEAL)

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF Greenville

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

3rd day of April 19 72

Notary Public for South Carolina, My Commission Expires October 19, 1980. Includes handwritten signature of Fred M. [unclear] and (SEAL)

Handwritten signature of Lorene Lowery

1512.00 Not 11 Blk D, Edgemont Ave, Riverside.

Mortgage of Real Estate & ASSIGNMENT. I hereby certify that the within Mortgage has been this 5th day of June 19 72 at 12:00 P. M. recorded in Book 1236 Mortgage, page 171. As No. [unclear]. Registrar of Mesne Conveyance Greenville. The undersigned hereby transfers over its right title and interest in the within [unclear] to Parrlane Fin. Co. of Greenville, Inc. this 2nd day of June 1972. P. [unclear] BY: [unclear] v.p.

Mortgage of Real Estate & ASSIGNMENT

Pickensville Finance Co.

William D. Lowery and Lorene Lowery

STATE OF SOUTH CAROLINA COUNTY OF Greenville

RECORDING FEE PAID \$ 2.75

JUN 5 1972 33089

Recorded June 5, 1972 at 12:00 P. M., #33089