10. It is agreed by the Mortisgue, small hold and entoy the premises above conveyed until there is a default made this market with most secured hereby. It is the true meaning of this instrument that if his discussions will be under secured hereby it is the true meaning of this instrument of the note secure where the premises shall be underly mill and void otherwise to remain in full force and virtue. If there is a factor in anny of the terms, conditions or covenants of this mortgage, or of the note secured hereby then at the section of the Mortgagee, all sums then owing by the Mortgager to the Mortgages shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceeding he antituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving the secretable of the title to the premises described herein or should the debt secured hereby or any part thereof he placed in the hands of an attorney at law for collection by suit or otherwise, all costs 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.

11. THE BORROWER (s) sures (s) that the aforesaid rate of interest on this obligation may, from time to time at the discretion of the Association, be increased to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina Law, Any increase in the interest rate herein set forth shall fake effect 30 days after written notice of such increase has been mailed to the obligor at his (her, its, their) list 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 adjusted 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 this adjustment, the makers, endorsers and their heirs, personal representatives, successors or assigns, shall remain obligated for the debt.

12 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 number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferse theref whether by operation of law or otherwise.

27th day of September 19 72 WITNESS The Mortgagor(s) hand and seal this Signed, sealed, and delivered (SEAL) in the presence of: Max M. Rice Waren June (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (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(s) sign, seal and as the mortgagor's(s') act and deed deliver the within mortgage and that (s)her with the other witness subscribed above witnessed the execution thereof. SWORN to before me this the 2700 , A. D., 19 72 W. Wayne Jum Notary Public for South Carolina MY COMMISSION EXPIRES 2/24/8 STATE OF SOUTH CAROLINA 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 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 Notary Publicion Seath Carolina MY Recorded Sept. 29, 1972 at 9:53 A.M. #9624