

In the event of failure to insure, or pay taxes, or assessments, or the prior encumbrances, or the interest thereon when due, the Lender may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the Borrower agrees to repay immediately without demand, and the same with interest thereon from the date of payment at the highest contract rate allowed by South Carolina law shall be so much additional indebtedness secured hereby.

It is agreed that the Borrower shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note or any other indebtedness secured hereby. It is the true meaning of this instrument that if the Borrower shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, this mortgage shall be utterly null and void; otherwise to remain in full force and effect. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note or any other indebtedness secured hereby, then, at the option of the Lender, all sums then owing by the Borrower to the Lender 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 Lender become a party to 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 an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Lender, and a reasonable attorney's fee, shall thereupon become due and payable, immediately or on demand, at the option of the Lender, as a part of the debt secured hereby, and may be recovered and collected hereunder.

It is further understood and agreed that this mortgage is junior to any prior recorded mortgage, covering the within described premises.

FEB 7 1974
19659 X

POSTAGE PAID 54

The covenants, agreements and conditions 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 hand and seal of the Borrower this

7th day of Feb. 1974

Signed, sealed and delivered

[Signature] SEAL

in the presence of

[Signature]
[Signature]

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA

PROBATE

Individual

COUNTY OF GREENVILLE

PERSONALLY appeared the undersigned witness and made oath that s/he saw the within named Borrower sign, seal and as the Borrower's act and deed deliver the within written mortgage deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this the

7th day of Feb. A.D.

1974
[Signature]
Notary Public for South Carolina

My Commission Expires: March 7, 1979

[Signature]
[Signature]
[Signature]

STATE OF SOUTH CAROLINA

PROBATE

Corporate

COUNTY OF GREENVILLE

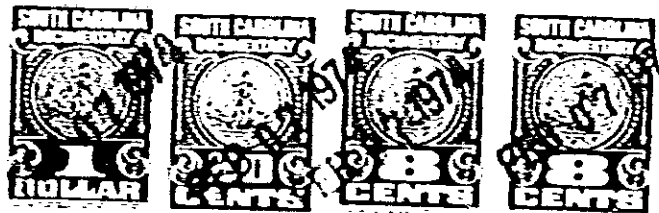
PERSONALLY appeared the undersigned witness and made oath that s/he saw the within named Corporation by its duly authorized officers, sign, seal and as the Corporation's act and deed deliver the within written mortgage deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this the

day of A.D.

19

Notary Public for South Carolina
My Commission Expires:



RECORDED FEB 7 '74

19659

0304

3,334.68
Tract 14, Morrow Est., O'Neal Tr.

4328 RV-2