

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... This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits...

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required for 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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(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 10 day of May 1974. SIGNED, sealed and delivered in the presence of:

Mortgagor signatures: Milton J. Payne (SEAL), Estelle Payne (SEAL), Gail L. Woods (SEAL), Larry J. Alderman (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 10 day of May 1974. Notary Public for South Carolina. (Signatures: Gail L. Woods, Larry J. Alderman)

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 10 day of May 1974. Notary Public for South Carolina. (Signatures: Gail L. Woods, Estelle Payne)

My Commission Expires 3/7/83

RECORDED MAY 29 '74 30241

Mortgage of Real Estate. I hereby certify that the within Mortgage has been this 29th day of May 1974 at 3:00 P.M. recorded in Book 1311. Mortgages, page 821. As No. Register of Marine Conveyance Greenville County. \$4,320.00 Part Lots 23 & 24 & adjacent Lot Nancy Hampton Dr. Greenville Tp.

STATE OF SOUTH CAROLINA COUNTY OF TO

RECORDING FEE

MAY 29 1974 X 30244 X