(4) That the Mortgagor will insure the [illegible] of the indebtedness hereby secured, for the payment of [illegible] as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagor's debt, whether due or not.

(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, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(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. That it will comply with all governmental and municipal laws and regulations affecting 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, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(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 include 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 20th day of June 19 74.

SIGNED, sealed and delivered in the presence of:

Robert Walsh

Joyce Lasley

Linda Robinson (SEAL)

Linda Robinson (SEAL)

Tommy E. Robinson (SEAL)

Tommy E. Robinson (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 mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of June 1974.

Robert Walsh

Notary Public for South Carolina
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 23, 1983

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, 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 or persons 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 also 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

20th day of June 1974.

Linda Robinson

Notary Public for South Carolina
My commission expires: MY COMMISSION EXPIRES FEBRUARY 23, 1983

RECORDED JUN 24 74 32840

TO

Flagt Financial Services of Greenville Inc.
d/b/a
Fairlane Finance Company

SATISFACTION OF REAL ESTATE MORTGAGE

I hereby certify that the within Mortgage has been satisfied and released in full this 24th day of June 1974, and the Register of Mesne Conveyance for Greenville County, South Carolina is hereby authorized to cancel the same of record.

Witness my hand and seal this 24th day of June 1974.

Witness: Linda Robinson

Book 1314 of Mortgages, page 539 As No. 32840

Register of Mesne Conveyance Greenville

W.A. Seyle & Co., Office Supplies, Greenville, S.C.
Form No. 116

$18,700.00

Lot 011 Ve St.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

32840

Tommy E. Robinson and
Linda Robinson

TO

Flagt Financial Services of Greenville Inc.
d/b/a
Fairlane Finance Company

RECORDED JUN 24 74 32840

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