The Mortgagor further covenants and agrees as follows:

(1) That [illegible] 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 herein. This mortgage shall also secure the Mortgagee for [illegible] advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums advanced shall bear interest at the same rate as the [illegible] and shall be payable on demand or as the Mortgagee shall otherwise provide in writing.

(2) That [illegible] hereafter [illegible] payments of principal as may be required from time to time by the Mortgagee [illegible] any other lien or encumbrance upon the premises [illegible] less than the mortgage debt, or [illegible] and that all taxes, fees and charges of any kind [illegible] and that all buildings and improvements thereof shall be kept in good repair. The claims for loss or damage covered by such policies are assigned to the Mortgagee and that it will pay all premiums therefor when due and deliver the policies to the Mortgagee. In the event of loss under 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 Mortgage debt, whether due or not.

(3) That it will keep the improvements now existing or hereafter erected in good repair and in the case of a construction loan that it will commence construction promptly and complete the same within a reasonable time. It shall be lawful for the Mortgagee, at its option, enter upon said premises, make such repairs as may be necessary [illegible] right of way to complete such work and shall charge the expenses for such repairs or the cost of such work 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 proceeding 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 an 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 9th day of December 1974.
SIGNED, sealed and delivered in the presence of:

C. Carlyle Steele — Kathryn Lynn Tate Putnam (SEAL)
Richard H Warder — Kathryn Lynn Tate Putnam
(SEAL)
(SEAL)
(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 9th day of December 1974.
C. Carlyle Steele (SEAL) — Richard H Warder
Notary Public for South Carolina.
My Commission Expires: 9-3-84

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY - WOMAN MORTGAGOR

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

day of 19 .

(SEAL)
Notary Public for South Carolina.

RECORDED DEC 9 '74 14150

Morton Fehl McArthur
& Betsy R. McArthur

TO

Kathryn Lynn Tate Putnam

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

2.40 5'2.20 DEC 9 1974
Warder & Steele X 14150 X

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of December 1974 at 4:30 P.M. recorded in Book 1329 of Mortgages, page 265 As No. 14150

Register of Mesne Conveyance Greenville County

WARDER & STEELE
1306 E. Washington Street
~~XXXXXXXXXXX~~
GREENVILLE, SOUTH CAROLINA 29601

$ 5,500.00

Pt Lot 1 Richbourg Dr. Chick Spgs. Tp.

RV-2 8237