

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein.

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, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt...

(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.

(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.

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered by its duly authorized officer (s) this 27th day of December 1974

Signed, sealed and delivered in the presence of:

Signature of Mortgagor: [Handwritten Signature]
Signature of Officer: [Handwritten Signature]
Seals: \$100, \$50, \$30
Text: BROOKLINE CARPETS, INC. a corporation (I.S.) President Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor by its duly authorized officer(s) sign, seal and as its act and deed of said corporation executed and deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of December 1974.
Notary Public for South Carolina
My Commission expires April 15, 1981

RECORDED DEC 27 '74 15482

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA
Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 27th day of December 1974 at 3:36 P.M. recorded in Book 1330 of Mortgages, page 133 As No. 15482
Register of Means Conveyance, Greenville County \$450,000.00
GREENVILLE, S.C. 29601
106 Greenville & North Main Railroad north of Dryden, Greenville, S.C. 29601

15482
GREEN & HOWARD
DEC 27 1974
COUNTY OF GREENVILLE
BROOKLINE CARPETS, INC.

2-AV 8284