The Mortgagor further covenants and agrees as follows:

[illegible]

[illegible] payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, [illegible]

[illegible] expenses [illegible] the mortgaged premises.

4. That he will pay when due [illegible] assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That he will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That he hereby assigns the rents 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 court said premises in charge held by the [illegible] before deducting all charges and expenses attending the execution of its trust as receiver, shall apply the net proceeds to the rents, issues and profits thus and the payment of the debt secured hereby.

6. That if default be made in the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all sums owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceeding 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 reason of default hereunder, the Mortgagor agrees to pay reasonable attorney's fee, shall the same become immediately due and payable and collectible 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 free from all liens and encumbrances except as herein stated. That the Mortgagor shall forever warrant and defend all and singular the said premises unto the Mortgagee forever, from all persons whomsoever lawfully claiming or to claim the same or any part thereof. That the Mortgagor shall execute such further assurances as may be required by the Mortgagee for the better assuring unto the Mortgagee of the rights conveyed or intended to be conveyed by this mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise it shall remain in full force and effect.

(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 12th day of February 19 75.

SIGNED, sealed and delivered in the presence of:

Thomas C. Brissey
Kathy H. Rollins

James W. Garrick, Jr. (SEAL)
James W. Garrick, Jr.

(SEAL)

Donald L. McInnis (SEAL)
Donald L. McInnis

(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 12th day of February 19 75.

Thomas C. Brissey (SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Kathy H. Rollins

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY - MORTGAGORS UNMARRIED.

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 FEB 18 '75
At 10:13 A.M.

19229

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES W. GARRICK, JR. & DONALD L. McINNIS

TO

JOHNSON T. BOOTH, JR.
PO Box 8323 Sta. A
Polly, S.C. 29605

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 18th day of February 19 75 at 10:13 A.M. recorded in Book 1333 of Mortgages page 347 As No. 19229

Register of Mesne Conveyance Greenville County

$ 2,084.14

THOMAS C. BRISSEY
ATTORNEY AT LAW
110 MANLY STREET
GREENVILLE, SOUTH CAROLINA 29601

Lot 108 & pt Lot 107 Wilmont Lane, (Park Lane Dr.) Country Club Ests.

X 19229 - 5/4
2 FEB 18 1975
THOMAS C. BRISSEY
ATTORNEY AT LAW

4328 RV.2