

notwithstanding; but this provision does not limit the lien of this instrument as to any property located otherwise than in South Carolina.]

[Any default under the prior mortgage to Lollie T. Hines shall be a default hereunder.]

[This conveyance is made subject to that certain prior Purchase Money mortgage to Lollie T. Hines dated January 3, 1973, and recorded in R.M.C. office for Greenville County, South Carolina in REM Book 1263 at page 576.]

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said REALTY GROWTH INVESTORS, its Successors and Assigns forever, And they do hereby bind themselves, their Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Realty Growth Investors, its Successors and Assigns, from and against their Heirs, Executors, Administrators, Successors, and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagors hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if they, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor, its Successors and Assigns to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS HEREOF, the parties hereto have set their hands and seals this 5th day of March in the year of our Lord one thousand, nine hundred and seventy five and in the one hundred and ninety-ninth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Joel S. Wadsworth
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

[Signature] (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)