

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced... for the payment of taxes, insurance premiums, public assessments, repairs or other property taxes...

(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...

(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...

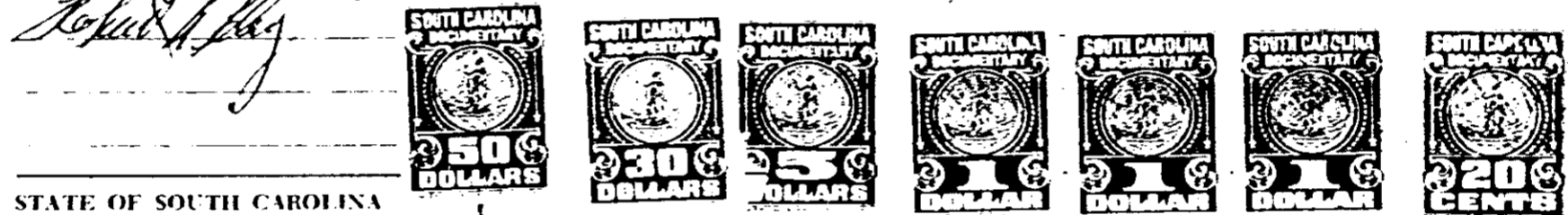
(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(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.

WITNESS the Mortgagor's hand and seal this 30 day of June 19 75

SIGNED, sealed and delivered in the presence of:

Signatures of Charles R. Wyatt and Leroy Cannon (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 30 day of June 19 75

Notary Public for South Carolina My Commission Expires: 7/17/79

Signature of Charles R. Wyatt (SEAL) and two \$20 CENTS notary seals.

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 (and wife) 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 whatsoever, 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 30 day of June 19 75

Notary Public for South Carolina My commission expires: 7/17/79

Signature of Notary Public (SEAL) and one \$20 CENTS notary seal.

RECORDED JUN 30 '75 At 12:01 P.M. # 30930

Tract Laurens Rd. (U.S. Hwy. 276 Tract #11.1 Acres Laurens Rd. U.S. Hwy. 276 \$222,000.00 W.A. Smith & Co., Office Supplies, Greenville, S.C. Form No. 142 SM-S-72

Register of Deeds - Greenville County I hereby certify that the within Mortgage has been this 30th day of June 19 75 at 12:01 P.M. recorded in Book 1342 of Mortgages, page 838 As No. 30930

Mortgage of Real Estate

SOUTHERN BANK & TRUST CO.

TO

Robert A. Clay, Attorney STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE X 30930 LEROY CANNON JUN 30 1975