The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further [illegible]

2. That it will keep the improvements now existing or hereafter [illegible]

3. That it will keep all improvements now existing or hereafter [illegible]

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 any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and [illegible] at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered [illegible]

7. That the Mortgagee [illegible] this mortgage or in the note secured hereby, [illegible] all the terms, conditions and covenants of this mortgage, and of the note secured hereby, [illegible] 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, [illegible] 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 26 day of JUNE 1975.

SIGNED, sealed and delivered in the presence of:

[signature] DONALD E. BALTZ, INC. (SEAL)

[signature] BY: Donald E. Baltz (SEAL)

president (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(s) sign, seal and as the mortgagor(s)' act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 26 day of JUNE 1975.

[signature] (SEAL) [signature]

Notary Public for South Carolina
My commission expires: [illegible]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGOR, A CORPORATION
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned [illegible] this day appeared before me, and each, upon being privately and separately examined by me, [illegible] of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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
My commission expires

[illegible] 75 At 12:55 P.M.

#78

2.50
5/15/20

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONALD E. BALTZ, INC.

TO

W. W. WILKINS

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 1st day of July 75 at 12:55 P.M. recorded in Book 1343 of Mortgages, page 57 As No. 78

Register of Mesne Conveyance, Greenville County

$38,000.00

WILKINS & WILKINS, Attorneys
Attorneys at Law
Greenville, S.C.

Lot 37, Sec. 11, Brookside, Mauldin

4328 RV.2