

14. That in the event this mortgage shall be recorded the Mortgagee shall pay the taxes on the premises as shown on the 1975 tax bill of the 1962 Code of Laws of South Carolina as amended and the property taxes.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage, the Mortgagee shall be entitled to make a payment or payments as required by the terms of this mortgage, and should payment or payments in whole or in part be made, the principal debt will not be held to be in default.

2. That the Mortgagee shall hold and convey the above described premises, with the appurtenant rights and interests in the same, and all the covenants and covenants of this mortgage, and of the note secured hereby, that this mortgage shall be in full force and virtue.

It is mutually agreed that if there is a default in any of the terms or covenants of this mortgage or of the note secured hereby, then at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted to foreclose this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage, or in the event the proceeds described herein or should the debt secured hereby or any part thereof be placed in the hands of a trustee at law to collect and pay, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be paid, and shall be immediately due and payable, and shall be demanded at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall hold, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, grantors, 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 hand and seal of the Mortgagee this 2nd day of July, 1975

Signed, sealed and delivered in the presence of:

[Signatures of Roger D. Converse and Rose Marie J. Converse with (SEAL) stamps]

State of South Carolina } PROBATE
COUNTY OF GREENVILLE }

PERSONALLY appeared before me Debbie Good and made oath that

she saw the within named Roger D. & Rose Marie J. Converse

sign, seal and as their act and deed deliver the within written mortgage deed, and that I be with

Patrick C. Fant, Jr. witnessed the execution thereof

SWORN to before me this the 2nd day of July, A.D. 1975
Notary Public for South Carolina
My Commission Expires 4/17/79

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, Patrick C. Fant, Jr. a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Rose Marie J. Converse

the wife of the within named Roger D. Converse did this day appear before me, and 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 or persons, renounce, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this 2nd day of July, A.D. 1975
Notary Public for South Carolina
My Commission Expires 4/17/79

[Signature of Notary Public]

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