4328 RV.2

JOE A. PHILLIPS, PUBLIC ACCOUNTANT
P. O. BOX 55
MARIETTA, S. C. 29661

STATE OF SOUTH CAROLINA
COUNTY OF

975

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 11th day of July
19 75 at 2:38 P. M. recorded in
book 1343 of Mortgages, page 729
As No. 975

Register of Mesne Conveyance Greenville County

W. A. Seyle & Co., Office Supplies, Greenville, S. C.
Form No. 102 SM 8-72

$10,000.00

Lot 1 Geer Hwy. (U.S. 276)
Bates Pp.

9 7 3 M

1343 730

1. That the Mortgagor shall pay the Mortgagee the principal sum and interest at the rate as herein provided.

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 other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee, and that it will pay promptly when due any premiums on such insurance for the payment of which provision has not been made hereinabove. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the property.

4. That it will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property hereinabove described.

5. That it will pay all taxes, assessments and public charges levied, assessed or imposed upon the property hereinabove described, or upon the interest of the Mortgagee or Mortgagor therein, as well as all taxes now or hereafter levied or imposed against any obligations secured hereby and payable by the Mortgagor, or upon the Mortgagee's interest in such obligations, or upon the Mortgagee's interest in the property hereinabove described, all such taxes, assessments and charges to be paid at least fifteen days before the same become delinquent.

6. That it will not permit or suffer the use of any of the premises for any purpose other than that for which the same are now used.

7. That it will not change the general plan or character of any building or buildings now or hereafter erected on the mortgaged property without the written consent of the Mortgagee.

8. That it will not assign the rents or profits of the mortgaged property without the written consent of the Mortgagee.

9. That it will not further encumber the mortgaged property without the written consent of the Mortgagee.

10. That it will not sell, convey or lease the mortgaged property or any interest therein without the written consent of the Mortgagee.

11. That it will not remove or demolish any building now or hereafter erected on the mortgaged property without the written consent of the Mortgagee.

12. That it will not make any material alterations in the mortgaged property except as required by law or municipal ordinance without the written consent of the Mortgagee.

13. That it will not operate or allow to be operated any illegal business on the mortgaged property.

14. That it will not do or suffer to be done any act which will increase the risk of fire or other hazard to the mortgaged property, or which may affect adversely the security hereof.

15. That it will not abandon the property.

16. That it will not default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, or any other mortgage or deed of trust on the mortgaged property.

17. That it will not default in the payment of any indebtedness secured by any lien on the mortgaged property prior to the lien hereof, or in the performance of any agreement contained in any mortgage, deed of trust or other instrument secured by such lien.

18. That it will not default in the payment of any indebtedness secured by any lien on the mortgaged property subsequent to the lien hereof.

19. That it will not default in the performance of any agreement contained in any mortgage, deed of trust or other instrument secured by any lien on the mortgaged property subsequent to the lien hereof.

20. That it will not default in the payment of any indebtedness secured by any lien on the mortgaged property subsequent to the lien hereof, or in the performance of any agreement contained in any mortgage, deed of trust or other instrument secured by such lien.

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PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF