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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 such hazards as the Mortgagee may specify, in an amount not less than the mortgage debt, or such amounts as may be required by the Mortgagee, and will deliver to the Mortgagee such policies and renewals thereof as shall be satisfactory to the Mortgagee, with loss payable clauses in favor of, and in form acceptable to, the Mortgagee, and that it will deliver to the Mortgagee the policies of any policy insuring the mortgaged premises and does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize and empower the Mortgagee to make payment for a loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the Mortgagee may apply the proceeds at its option either upon the indebtedness hereby secured or the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt 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, in the case of a construction loan, will commence construction promptly and will complete the same within the time specified by the Mortgagee, and will pay when due all claims for labor performed and materials furnished therefor. The Mortgagee may from time to time inspect the premises and may make such rules and regulations as may be necessary to insure compliance with this condition. Should the Mortgagor fail to keep the improvements now existing or hereafter erected on the mortgaged property in good repair, the Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full amount expended for any such repairs shall be added to the indebtedness hereby secured and shall bear interest at the rate payable on the principal sum of the note secured hereby.

4. That it will pay all taxes, assessments, water rates and other governmental or municipal charges, fines or impositions against the mortgaged premises and will promptly deliver the official receipts therefor to the Mortgagee. 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, upon default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, the Mortgagee, its agents or representatives, may enter upon and take possession of the mortgaged premises and collect the rents, issues and profits, and may apply the same, after payment of all necessary charges and expenses, on account of the indebtedness hereby secured. This assignment of rents and profits shall remain in effect until the mortgaged premises are released by the mortgagee and after deducting all charges and expenses attending the operation of the property and the execution of this trust as reasonably determined by the Mortgagee, the Mortgagee 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 indebtedness secured by this mortgage shall become immediately due and payable, and this mortgage may be foreclosed at any time thereafter. The failure of the Mortgagee to exercise this option shall not constitute a waiver of its right to exercise the same in the event of any subsequent default. In the event this mortgage is foreclosed by the Mortgagee, a reasonable sum shall be allowed as attorney's fees, and should the Mortgagee become a party to any suit involving this mortgage or the title to the premises covered hereby, or should the debt secured hereby or any part thereof be placed in the hands of an attorney for collection, all costs and expenses incurred by the Mortgagee, including reasonable attorney's fees, shall be paid by the Mortgagor, shall become a part of the debt secured hereby, and may be collected at any time thereafter, whether before or after maturity, or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be included in any judgment or decree foreclosing this mortgage.

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, then this mortgage shall be utterly null and void; 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, successors 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 Mortgagor's hand and seal this 14th day of July 19 75

SIGNED, sealed and delivered in the presence of:

Karen E. Hamm (SEAL)

Patricia Blackwell (SEAL)

(SEAL)

(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 sign, seal and as its 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 14th day of July 1975

Karen E. Hamm (SEAL)

Notary Public for South Carolina
My Commission Expires: 7/14/85

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 wife (wives) 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 whomsoever, 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 in and to all and singular the premises within mentioned and released.

GIVEN my hand and seal this

day of July 19 75

Notary Public for South Carolina
My Commission expires

Mortgage of Real Estate

JAMES W. GREGORY

TO

J. S. PAGET, SR.

I hereby certify that the within Mortgage has been this 17th day of July 19 75 at 2:21 P.M. recorded in Book 1344 of Mortgages, page 79

As No. 1459

Register of Mesne Conveyance, Greenville County

$ 26,980.00

W. A. Seyle & Co., Office Supplies, Greenville, S. C. Form No. 112

Lot W, Poinsett St. (Emma St.) also lot cor new st. & Poinsett St. (Emma St) Greer, Chick Spgs Tp

At 2:21 P.M. # 1459

12:AM 8237