

2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises 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 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 Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby...

8) That the Mortgagee shall hold and enjoy the benefits and advantages of this deed to the respective heirs, assigns, legatees, devisees and assigns of the parties hereto...

WITNESS my hand and seal this 2nd day of July 1975.
Signature of Notary Public for South Carolina

HOLLY TREE PLANTATION, A LIMITED PARTNERSHIP
By James P. McNamara, General Partner
Dan E. Bruce, General Partner

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and execute and deliver the within written instrument and that as she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of July 1975.
Signature of Notary Public for South Carolina
My Commission Expires: 5/22/83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

UNNECESSARY- MORTGAGOR A PARTNERSHIP
RENUNCIATION OF POWER

I the undersigned Notary Public hereby certify to all whom it may concern that the undersigned wife of the above named mortgagor, respectively did this day approach me, and each, upon being privately and separately examined by me, did declare that she desired voluntarily and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee, and the mortgagee's heirs, assigns 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 under my hand and seal this day of 1975.
Notary Public for South Carolina
My Commission Expires: 5/22/83

RECORDED JUL 18 75 at 9:58 A.M.

John M. Dillard, P.A.
1 Williams at North
P.O. Box 10162
Greenville, S.C. 29603
Lot Hwy 14 Adams Mill Rd. Austin
TP

Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 18 day of July 1975 at 9:50 A.M. recorded in Book 13411 of Mortgage, page 117 As No. 95 9:59 A.M.

James P. McNamara
Address: 2494 E. North Street
Greenville, S.C. 29607

HOLLY TREE PLANTATION, A LIMITED PARTNERSHIP

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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