1. Mortgagor further covenants and agrees as follows:

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 any other hazards specified by Mortgagee, in an amount not less than the total debt secured hereby, or in such amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, with loss payable first to the Mortgagee up to the amount of the unpaid portion of the debt secured hereby, and second to the Mortgagor, and that it will deliver the policies to the Mortgagee. In the 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 Mortgagee shall require, Mortgagor will deliver to Mortgagee any and all premium receipts for insurance required by this paragraph 2. In 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 Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer waste and will not abandon the property. Should the Mortgagee elect to foreclose this mortgage on account of default in any of the terms hereof, Mortgagor will surrender possession of the mortgaged premises to Mortgagee upon demand, and Mortgagee, its agents or attorneys, may enter upon, take and maintain possession of all or any part of the mortgaged premises, and may exclude Mortgagor, its agents and servants wholly therefrom, and may have, hold, manage, lease and operate the same on such terms and for such period of time as Mortgagee may deem proper, and may collect and receive all the rents, issues, profits and revenues thereof, including those past due as well as those accruing thereafter, and may apply the same, after payment of all charges and expenses, on account of the indebtedness hereby secured in such manner as Mortgagee may elect. Mortgagee may, at its option, without taking possession of the property, sue for or otherwise collect the rents, issues and profits thereof, including those past due and unpaid, and may apply the same, after payment of all charges and expenses, on account of the indebtedness hereby secured in such manner as Mortgagee may elect. Mortgagee or the holder hereof shall not be required to enter upon, take control of or maintain the property before or after giving notice of the institution of any proceedings hereunder, nor shall Mortgagee or the holder hereof be required to first institute any proceedings whatsoever to recover possession of the property prior to the exercise by Mortgagee or the holder hereof of the right to collect the rents, issues and profits thereof, which Mortgagor hereby specifically grants to Mortgagee or the holder hereof, with or without action, which right may be exercised at any time after default hereunder. Mortgagee or the holder hereof may rent the property or any part thereof for such purposes and period of time as it may deem proper. The entering upon and taking possession of the property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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 same 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 by the Mortgagee to foreclose this mortgage or should the Mortgagee become a party to 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 a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagee shall hold no lien on the premises above described other than a default under this mortgage or on the note secured hereby. It is the true meaning of the covenants hereof that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be entirely 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 11 day of July 1975.

SIGNED, sealed and delivered in the presence of:

Margaret H. Buckhalter — SEAL

Glenda S. Kennedy — 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 instrument and that s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11 day of July 1975.

Glenda S. Kennedy — SEAL — Margaret H. Buckhalter

Notary Public for South Carolina
My Commission Expires: 7/24/74

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 or persons 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 of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11 day of July 1975.

Glenda S. Kennedy — SEAL — Margaret H. Buckhalter

Notary Public for South Carolina
My commission expires 7/24/74

Recorded July 18, 1975 at 2:42 P.M. 1597

TO

Southern Bank and Trust Company
Piedmont, S. C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been duly recorded in the R.M.C. Office for Greenville County, S. C., on the 18 day of July 1975 at 2:42 P. M. recorded in Book 1344 of Mortgages, page 167 as No. 1597.

Register of Mesne Conveyance, Greenville County, S. C.

$ 6,080.00

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

10 Acres Augusta Rd

SM-S23

ROBERT E. NOLIN ATTY.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REUBEN J. MELTON

2.50

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