

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, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expense thereof to the completion of such construction to the mortgage debt.

4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fire, water, and other taxes on 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 the Mortgagee should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, order the rents and profits of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues, and profits, and a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after default, the rents, issues, and profits accruing after such recording and the execution of its trust as receiver, shall apply the residue of the rents, issues, and profits to 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 the principal of the Mortgage, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage shall be foreclosed. Should any legal proceedings be instituted for the foreclosure of 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 on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be required to be paid hereunder.

7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or until the debt secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8) That the mortgagee, her heirs, assigns, and the benefits and advantages shall inure to the benefit of the mortgagee, her heirs, assigns, and assigns, and to the heirs, assigns, and assigns of the mortgagee. Whenever used, the word "mortgagee" shall include the plural, the singular, the masculine, and the feminine gender, and shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 21 day of July 1975

SIGNED and sealed before me the presence of

[Signature]

William P. Lark Jr.

SEAL

[Signature]

SEAL

[Signature]

SEAL

[Signature]

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named mortgagee sign and seal and as to 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 21 day of July 1975

[Signature]
Notary Public for South Carolina
My Commission Expires *[Date]*

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF

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 whatsoever, renounce, release, and forever relinquish unto the mortgagor(s) and the mortgagor(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

day of 19

Notary Public for South Carolina
My Commission Expires

1898

RECORDED JUL 22 '75 AT 1:10 P.M.

Part Tract 80 Old Poorhouse Rd. & N. Parker Rd. Paris H.T. TP
Greenville South Carolina 28603
Chapman & Brown, P.A.
307 SYCAMORE STREET
P.O. BOX 1014778
GREENVILLE SOUTH CAROLINA 28603

Register of Deeds Conveyance
Greenville
County
Mortgage, page 391, As No. 1898
day of July 1975
at 1:10 P.M. recorded in Book 1311 of

Mortgage of Real Estate

William Percy Lark, Jr.
TO
Julia M. Lark

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

RECORDING FEE 1898
PAID \$ 2.50
5-1-75
MORTON DRAWDY, MARSHBANKS, ASHMORE, CHAPMAN & BROWN

4328 (W.2)