

The Mortgagor further covenants and agrees as follows

11. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

12. 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 mortgage debt or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such 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, and that it will pay all premiums thereon as and when due, and that it does hereby assign to the Mortgagee the proceeds of any policies insuring the mortgaged premises as provided herein, and that it does hereby authorize the Mortgagee to make payment for a loss due to the Mortgagee, to the extent of the loss, arising on the Mortgage debt, whether by interest.

13. That it will keep all improvements now existing or hereafter erected on the mortgaged premises in the case of a construction loan that it will complete the same in accordance with the plans and specifications, and if it fails to do so, the Mortgagee may, at its option, enter upon said premises, make such repairs as are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

14. 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.

15. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should a default hereunder be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of 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, including a reasonable attorney's fee to be paid by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses of such receiver, including and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the mortgage debt.

16. That in the event of 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 proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of 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 receiver of the Court, in addition to, 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 thereon as provided hereunder.

17. 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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and the note secured hereby, that then this mortgage shall be utterly null and void, and cease to remain in full force and virtue.

18. All words and phrases herein contained shall have the benefits and advantages that may be given to the respective heirs, executors, administrators and assigns of the parties herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered this twenty-second day of July 1975

WITNESSED and subscribed in the presence of  
James C. Blahely, Jr.  
Jackie W. Reem

CAROLINA SPRINGS GOLF AND COUNTRY CLUB, INC. (I.S.)

By [Signature] President  
and [Signature] Secretary

STATE OF SOUTH CAROLINA /  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s/he saw the within named mortgagee in its duly authorized office(s) sign, seal and as its act and deed of said corporation executed and deliver the within written instrument and that (s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22 day of July 1975

Jackie W. Reem (SEAL)  
Notary Public for South Carolina  
My Commission Expires 3-5-77

James C. Blahely, Jr.

RECORDED JUL 22 '75 At 2:58 P.M. # 1544

\$ 60,000.00  
Hester, Droudy, Merchants, Ashmore,  
Chapman & Brown, P.A.  
307 PATRICK STREET  
P. O. BOX 10187 S  
GREENVILLE, SOUTH CAROLINA 29603  
L.O. AOS SCUFFLETOWN Rd., "Whippoor-  
will" Country Club

Register of Deeds Conveyance, Greenville County  
Mortgage, page 100 As No. 1973  
day of July 1975  
at 2:58 P.M. recorded in Book 1344 of

Mortgage of Real Estate

Palmetto Bank

TO

Carolina Springs Golf  
and Country Club, Inc.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

250-240-1544  
JUL 22 1975

1544-401

2-N 8237