The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further [illegible]

2. That it will keep the [illegible] the Mortgagee [illegible] the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan that it will [illegible] premises, make whatever repairs 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.

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 mortgaged premises 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 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 attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and [illegible] at the option of the Mortgagee, as a part of the debt secured hereby [illegible]

7. That the Mortgagor [illegible] default under this mortgage or in the note secured hereby. It is the [illegible] 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 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 11th day of July, 1975.

SIGNED, sealed and delivered in the presence of:

[signature] — William W. Wilkins, Jr. (SEAL)
WILLIAM W. WILKINS, JR.

[signature] (SEAL)

(SEAL)

[signature] (SEAL)
CAROLYN A. WILKINS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (she saw the within named mortgagor's) sign, seal and as the mortgagor's act and deed, deliver the within written Mortgage, and that (she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 11th day of July, 1975.

[signature] (SEAL) [signature]

Notary Public for South Carolina
My commission expires: [illegible]

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 [illegible] this day appear before me, and each, upon being privately and separately examined by me, [illegible] and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever [illegible] the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower or in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

11th day of July, 1975.

[signature] (SEAL) [signature]
CAROLYN A. WILKINS

Notary Public for South Carolina
My commission expires: [illegible]

RECORDED JUL 25 '75 [illegible]

WILKINS & WILKINS ATTORNEYS
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAM W. WILKINS, JR.
CAROLYN A. WILKINS

TO

EVELYN H. WILKINS, as
Trustee under Agreements
dated May 31, 1975

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 25th day of July 1975 at 2:18 P. M. recorded in Book [illegible] of Mortgages, page [illegible]

As No.

Register of Mesne Conveyance Greenville County

$ 22,775.84

WILKINS & WILKINS, Attorneys
Attorneys at Law
Greenville, S.C.

Lot 21 Quail Hill Dr. & East Parkins Mill Rd. "Quail Hill Estate"

RV.2