

The Mortgage shall be subject to the following:

1. That this mortgage shall secure the Mortgagee's indebtedness to the Mortgagor for the purchase price of the premises, and the Mortgagee shall have the right to foreclose this mortgage should the Mortgagor default in the payment of the principal or interest thereon. The Mortgagee shall also have the right to receive the principal and interest thereon, and the Mortgagee shall have the right to receive the principal and interest thereon, and the Mortgagee shall have the right to receive the principal and interest thereon.
2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and in the case of a reconstruction hereof it will cause reconstruction to be made without interruption, and should it be necessary for the Mortgagee to make reconstruction, it shall be at the expense of the Mortgagor, and the Mortgagee shall be entitled to reimbursement for such repairs or reconstruction to 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 reconstruction hereof it will cause reconstruction to be made without interruption, and should it be necessary for the Mortgagee to make reconstruction, it shall be at the expense of the Mortgagor, and the Mortgagee shall be entitled to reimbursement for such repairs or reconstruction to the extent of the balance owing on the Mortgage debt.
4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, taxes 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 officer 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 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, foreclosed herein, or should the debt secured hereby, or any part thereof be placed on the books of any court at law for collection, or should any judgment, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, all of which the Mortgagee shall be entitled to recover, shall be a part of the debt secured hereby, and shall be recoverable as such.
7. That the Mortgagee shall hold the premises in trust for the Mortgagor, and should any default under this mortgage, or the note secured hereby, it is the duty of the Mortgagee to sell the premises, and the Mortgagee shall have the right to sell the premises, and the Mortgagee shall have the right to sell the premises, and the Mortgagee shall have the right to sell the premises.
8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns 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 Mortgagee's hand and seal this 28TH day of JULY 1975

SGMP, sealed and delivered in the presence of
[Signature]
[Signature]

BEST SALES, INC.
BY: *[Signature]* SEAL
T. B. HENRY, PRESIDENT SEAL
SEAL
SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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

SWORN to before me this 28TH day of JULY 1975
[Signature]
Notary Public for South Carolina
My Commission Expires

(NOT NECESSARY)
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
COUNTY OF

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, widow of the above named mortgagor, 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, duress or fraud, or any other cause whatsoever, renounce, release and forever relinquish unto the mortgagee and the mortgagee's heirs or assigns, all her present and estate, and all her right and claim of dower, demand to all and singular the premises within mentioned and recited.

GIVEN under my hand and seal this
day of 19

Notary Public for South Carolina
My Commission Expires

RECORDED 28 1975 at 5:00 P.M. 2113

W.A. South & Co., Office Supplies, Greenville, S.C.
Form No. 112
3-2-75
REGISTER OF MORTGAGES
GREENVILLE
COUNTY

I hereby certify that the within Mortgage has been
this 28th day of JULY 1975
at 5:00 P.M. recorded in
book 13111 of Mortgages, page 493
W.A.

Mortgage of Real Estate

FRANK E. ESTES
TO

BEST SALES, INC.

RECORDING FEE
PAID \$2.50
5/13/40
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAM I. BOUTON
ATTORNEY AT LAW