

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereunder at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other payments payable to third parties...

(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...

(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 continue construction until completion without interruption...

(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.

(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...

(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...

(7) That the Mortgagor 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 intent and purpose of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(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.

IN WITNESS WHEREOF, the said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 5th day of August 1975

Signed, Sealed and Delivered in the presence of: T. A. Staton, Nina B. Parker, Wm M Landolt (President), Max Staton (Secretary)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



Personally appeared the undersigned and being duly sworn and made oath that she saw the within named Corporation by its duly authorized officers sign and seal as the mortgagor's act and deed...

SWORN to before me this 5 day of August 1975 Nina B. Parker T. A. Staton

Notary Public for South Carolina My commission expires 8/23/84 RECORDED AUG 6 '75 At 11:09 A.M.

Division of Motor Commissioner Greenville \$ 165,000.00 To HERBERT MORRILL, JR Attorney at Law Greenville, South Carolina 31.3 Acs. Richardson Rd., Fairview Tp., Parcel 2 part lot 11 S.C. HWY 291 parcel 3 Tract Richardson Rd.

Herby certifi that the within Mortgage has been this 6th day of August 1975 at 11:09 A.M. recorded in Book 1345 of Mortgage, page 550 W No. 3321

Mortgage of Real Estate By a Corporation

SOUTHERN BANK & TRUST COMPANY TO SOUTHEASTERN INSURANCE SERVICE, INC.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE COUNTY

2-A 8234