2323 : 763

The Mortgagor further covenants and agrees as follows:

1. That the mortgagor shall pay unto the Mortgagee [illegible] the principal and interest evidenced by the said note and any other indebtedness or liability of the mortgagor to the Mortgagee [illegible] the mortgage shall also secure the Mortgagee for any further loans, advances, readvances [illegible] to the Mortgagor [illegible] shall bear interest at the same rate as the mortgage debt and shall be payable [illegible] provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises 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 exceeding the mortgage debt or in such amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, and that all policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the unearned premiums accruing on any such insurance policy in the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, whether or not the entire balance owing on the Mortgage debt shall then be due and payable.

3. That it will keep all improvements now existing or hereafter erected on said premises in good repair and will not allow any building or other improvement to deteriorate or be removed from said premises. Should the Mortgagor fail to make whatever repairs or improvements may be required by the Mortgagee, then the Mortgagee may make such repairs or improvements as it may deem advisable for the preservation of the said premises, and such repairs or improvements shall become a part of the debt secured by this mortgage.

4. That it will pay, when due, all taxes, public assessments and all other governmental or municipal charges, fines or impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations with respect to the said premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee as further security for the payment of the said note, and should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the cause may, upon proper showing, without notice to the mortgagor, and without regard to the adequacy of the security for the payment of the said note, appoint a receiver of the said premises, with full authority to take possession of the said premises and collect the said rents, issues and profits, and to apply the same, after payment of all proper charges and expenses attendant to such proceeding and the execution of the trust as herein created, to the payment of the said note and debt.

6. That if there is a default in any of the terms, conditions or covenants of the 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 be immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, the Mortgagee may recover its costs of suit, including the Mortgagee's reasonable attorney's fee, which shall become a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagee shall have the right to foreclose the mortgage in the event of default in the payment of any other indebtedness owing by the Mortgagor to the Mortgagee, or in the event of default in the payment of any other mortgage on the premises covered hereby, or any other default under any other mortgage on the said premises, or any other default under any other instrument in favor of the Mortgagee, and that the mortgage shall be treated as one instrument covering all the said premises and indebtedness, and that the mortgage shall be treated as one instrument and shall be construed as one instrument in full force and effect.

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 20th day of August, 1975.

SIGNED, sealed and delivered in the presence of:

Lorraine Vilcare

Carolyn R. Lingle

RICHARDSON, SULLIVAN, JOHNSON & GILREATH,
Attorneys at Law, A Partnership,

BY: [signature] SEAL

BY: [signature] SEAL

BY: [signature] SEAL

BY: [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 mortgagor sign, seal and as its act and deed deliver the within mortgage deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of August, 1975.

Carolyn R. Lingle

Lorraine Vilcare

SEAL

Notary Public for South Carolina
My Commission Expires 12/5/81

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY.
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 (mortgagors) respectively, did this day appear before me, and 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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

SEAL

Notary Public for South Carolina
My commission expires

RECORDED
PAID $

06 22 '75 At 3:26 P.M. 4534

RICHARDSON, JOHNSON, & GILREATH, P.A.
ATTORNEYS AT LAW
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Richardson, Sullivan, Johnson & Gilreath, Attorneys at Law, A Partnership,

TO

Southern Bank and Trust Company

Mortgage of Real Estate

I hereby certify that the within Mortgage has been recorded this 22nd day of August, 1975 at 3:26 P.M. recorded in Book 1146 of Mortgages, page 798

Register of Mesne Conveyance, Greenville County

W.A. Scott & Co., Office Supplies, Greenville, S.C.
Form No. 112

$83,220.31

Lot 23 part Lot 22 Williams Sub.

1328 RV.2