The Mortgagor further covenants and agrees as follows:

1. [illegible] the Mortgagor [illegible] at the office of the Mortgagee, for the [illegible] and the Mortgagor [illegible] covenants herein. This mortgage shall also [illegible] the Mortgagor to the Mortgagee [illegible] at the rate [illegible] Mortgagor shall bear interest [illegible] unless otherwise provided herein.

2. [illegible] as may be required from time [illegible] the Mortgagee [illegible] the mortgaged premises [illegible] the mortgage debt or [illegible] shall be [illegible] the Mortgagor and that no [illegible] the Mortgagor [illegible] the mortgaged premises [illegible] directly to the Mortgagee, to the extent of the balance owing on [illegible]

3. [illegible] in the case of a [illegible] shall [illegible] the Mortgagee [illegible] at its option enter upon and [illegible] and lease the same or any part thereof [illegible] the expenses [illegible] the rents [illegible]

4. [illegible] and other governmental or municipal charges, fines or other impositions against [illegible] all taxes and assessments affecting the mortgaged premises.

5. [illegible] mortgaged premises from and after any default hereunder and agrees that [illegible] may take [illegible] at Chambers or otherwise, appoint a receiver [illegible] the rents, issues and profits [illegible] a [illegible] the Mortgagee [illegible] and after deducting all charges and expenses [illegible] shall apply the net income [illegible] the rents, issues and profits toward the payment of the [illegible] and hereby.

6. [illegible] of the note secured hereby, then at the option [illegible] the Mortgagee shall be [illegible] 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 [illegible] of the Mortgagor, or should the debt secured hereby or any part thereof be placed in the hands [illegible] and should any [illegible] by the Mortgagor and a reasonable attorney's fee shall [illegible] at the option of the Mortgagee as a part of the debt secured hereby and may be [illegible]

7. That the Mortgagor shall insure the premises above conveyed [illegible] in a company satisfactory to the Mortgagee in the sum of the note secured hereby [illegible] the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage and of the note secured hereby, then this mortgage shall be void and of no further effect, 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 1st day of December 1977.
SIGNED, sealed and delivered in the presence of

Margaret H. Buckhiester — Robert E. Bowen (SEAL)

Charles L. Kessler — (SEAL)

(SEAL)

(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 written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of December 19 77

Charles L. Kessler (SEAL)
Notary Public for South Carolina
my comm. expires 7-24-79

Margaret H. Buckhiester

STATE OF SOUTH CAROLINA
COUNTY OF

NOT REQUIRED

RENUNCIATION OF DOWER NOT MARRIED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) 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, 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 and 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

RECORDED DEC 21 1977 At 3:27 P.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 21st day of December 19 77 at 3:27 P. M. recorded in Book 1419 of Mortgages, page 265 As No. 8264

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$ 2,112.00

Tract A-3.54 Acs Dalton Rd. Grove Tp

Southern Bank and Trust Company
Box 189, Piedmont, S.C.

TO

Robert E. Bowen
Route 6, Box 262
Piedmont, S. C. 29673

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 21 1977

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