

possession to let the said premises, and receive all the rents, issues and profits thereof, which are due or to become due, and to apply the same, after payment of all necessary charges, in the first place to the satisfaction of the indebtedness hereby secured, and the said rents and profits, in the second place, to the satisfaction of the indebtedness hereby secured, and the said mortgagor for himself and any assignee, jointly and severally, hereby agrees to pay the mortgagee in advance a reasonable rent for the premises secured by this deed, and in default of so doing hereby agrees that he may be distressed by the usual legal process, and further agrees that any tenant defaulting in the payment to the mortgagee of any rent may be lawfully distrained. This covenant shall become effective and may be enforced either without or without any act on the part of the mortgagee and without applying at any time for a receiver of such rents or of the mortgaged premises.

All of the foregoing covenants shall bind the mortgagor, his heirs, assigns, personal representatives, successors and assigns.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor do and shall well and truly pay or cause to be paid to the said mortgagee, its successors or assigns, or the holder hereof, the said debt or sum of money, advanced with the interest thereon, if any shall be due, according to the true intent and meaning of said deed, and all sums of money provided to be paid by the mortgagor, his heirs, executors, administrators or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise it shall remain in full force and virtue.

WITNESS our hand and seal this 25th day of November in the year of our Lord one thousand nine hundred and seventy seven and in the one hundred and two hundredth year of the Sovereignty and Independence of the United States of America

Signed, Sealed and Delivered in the Presence of
Tom O'Leary (L S)
Dorothy Sambell (L S)
[Signatures]

STATE OF SOUTH CAROLINA
County of Greenville

PERSONALLY appeared before me Tom J. Leahy
and made oath that he saw the within named Ramon and Caridad Martinez
sign, seal and as their act and deed, deliver the within written Deed; and
that he with Nancy Sambell witnessed the execution thereof.

SWORN to before me this 25th day of November A D 1977
[Signature]
Notary Public for South Carolina
My Commission Expires at Pleasure of Governor

[Signature]

STATE OF SOUTH CAROLINA
County of Greenville

RENUNCIATION OF DOWER

I, Carolyn S. Beasley Notary Public for South Carolina
do hereby certify unto all whom it may concern, that Mrs. Caridad Martinez

the wife of the within named Ramon Martinez 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 or persons whomsoever, renounce, release and forever relinquish unto
the within named THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA Greenville, SC
its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular
the premises within mentioned and related.

[Signature]
Given under my hand and seal, this 25th day of November Anno Domini, 1977
[Signature]
Notary Public for South Carolina
My Commission Expires at Pleasure of Governor

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