(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 Moragagor 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 described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(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 true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; 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 included 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 6th day of August 1971 Cancelled Dannie S. Tankersley RMC

SIGNED, sealed and delivered in the presence of:

Kenneth C. Poole — Edwards Furniture & Appliances (SEAL)

Dalice E. Jones — By Mae Edwards (SEAL)

Witt: Perry B. Haste — Paid in full and Satisfied

Witt: [illegible] — By: J. R. Parr (SEAL)

S.R. Parr, Assistant Vice President

BANK OF TRAVELERS REST (SEAL)

FILED JUL 21 1977 DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

2273

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 6th day of August 1971

Kenneth C. Poole (SEAL) — Dalice E. Jones

Notary Public for South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF

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(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 August 24, 1971 at 10:12 A. M., #5688

5688 Mail

SATISFIED AND CANCELLED OF RECORD 21st DAY OF July 1977
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:00 O'CLOCK P. M. NO. 2273

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Edwards Furniture and Appliances, Inc.
138 S. Main St.
Travelers Rest, S.C. 29690

TO

Bank of Travelers Rest
Poinsett Highway
Travelers Rest, S.C.

BOOK 49 PAGE 657

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 24 day of August 1971 at 10:12 A. M. recorded in Book 1203 of Mortgages, page 636 At No.

Ollie Farnsworth
Register of Mesne Conveyance Greenville County

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 142 6M-12-68

28,000.00
Lot, Buncombe St,
Travelers REst, BAtes Tp.

GREENVILLE CO. S. C.

4328 RV-2