

And should the Mortgagee, by reason of any judgment or sums of money for any damages in the said mortgage, applied by it toward payment of the amount hereby secured, or in part, to the said Mortgagor, his successors, heirs or assigns, or to erect new buildings in their place, in any case, the Mortgagee, without affecting the lien of this mortgage for the benefit of the Mortgagee, or such payment over, took place.

And it is further covenanted and agreed that in the event of the passage of any law deducting any lien thereon from the value of land, for the purpose of levying in any way the laws now in force for the taxation of property, in any manner of the collection of any such taxes, so as to affect the amount secured by this mortgage, together with the interest due thereon, such amount, as to the Mortgagee, without notice to any party, become immediately due and payable.

And it is further covenanted and agreed that the mailing of a notice, enclosing it in any post-office, station, or letter box enclosed in a proper envelope, addressed to the record of said mortgaged premises, and directed to said owner at the last address known to the holder of this mortgage, or in default thereof, directed to said owner at the last address known to the holder of this mortgage, shall constitute sufficient notice and demand in any case arising under this instrument, and comply with the provisions thereof or the requirements of the law.

And it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be levied upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said premises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

Whenever the singular or plural number, or masculine, feminine, or neuter gender, is used herein, it shall equally include the other, and every mention herein of "Mortgagor" or "Mortgagee" shall include the heirs, executors, administrators, successors, and assigns of the party or parties so designated.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

In Witness Whereof, the Mortgagor has hereunto set his hand and seal this 7th day of October, in the year of our Lord one thousand nine hundred and forty-eight and in the one hundred and seventy-third year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of
Marger McCreary
Patrick C. Fant
Carl B. Holland (LS)
(LS)

RENUNCIATION OF DOWER

State of South Carolina
County of Greenville

I, Patrick C. Fant, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Malveen Greer Holland

the wife of the within named Carl B. Holland did this day appear before me, and upon being privately and separately examined by me, did declare that she do esfreely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named C. Douglas Wilson & Co.,

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 released.

GIVEN under my hand and seal, this 7th day of October, A. D. 1948 Malveen Greer Holland
Patrick C. Fant (L. S.)
Notary Public for South Carolina.