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4328 RV.2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named ... 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 25th day of June 19 75.

(SEAL)

Notary Public for South Carolina
My Commission Expires: 9-6-79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 25th day of June, 1975.

(SEAL)

Notary Public for South Carolina
My Commission Expires:

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Whereas, I, Grace P. Pearson, am indebted to Bethel B. Lenius in the sum of Seven Thousand Five Hundred and No/100 ($7,500.00) Dollars, as evidenced by my promissory note of even date herewith, due and payable on demand, with interest thereon from date at the rate of eight per cent per annum, said principal and interest to be paid as follows: $1,500.00 on demand, and $500.00 or more on the first day of each month thereafter until the principal and interest are paid in full; and

Whereas, it is the intention of the parties hereto that the said note shall be secured by this mortgage;

Now, Know All Men, That I, Grace P. Pearson, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof to the said Bethel B. Lenius according to the terms of the said note, and also in consideration of the further sum of Three Dollars to me in hand well and truly paid by the said Bethel B. Lenius at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Bethel B. Lenius, his heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, on the northeastern side of Pine Knoll Drive, being shown as Lot 3 on a plat of Property of Bethel B. Lenius, prepared by Piedmont Engineering Service, dated June 1975, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pine Knoll Drive, at the joint front corner of Lots 3 and 4, and running thence with the joint line of said lots N. 39-30 E. 200 feet to an iron pin; thence S. 50-30 E. 100 feet to an iron pin; thence S. 39-30 W. 200 feet to an iron pin on the northeastern side of Pine Knoll Drive; thence with the northeastern side of Pine Knoll Drive N. 50-30 W. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Bethel B. Lenius, dated June 25, 1975, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1013, at page 287.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, his heirs and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his heirs and assigns, from and against me and my heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the parties hereto that the mortgagor shall pay all taxes and assessments levied upon the mortgaged premises, and in default thereof the mortgagee may pay the same; that the mortgagor shall keep the improvements on the mortgaged premises insured against loss by fire and other hazards in the sum of $7,500.00 for the benefit of the mortgagee, and in default thereof the mortgagee may effect such insurance; that the mortgagor shall keep the improvements on the mortgaged premises in good repair, and in default thereof the mortgagee may make such repairs; that the mortgagor shall not commit or suffer any waste on the mortgaged premises; that the mortgagor shall not sell, convey or encumber the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not lease the mortgaged premises for more than one year without the written consent of the mortgagee; that the mortgagor shall not change the use of the mortgaged premises from residential use without the written consent of the mortgagee; that the mortgagor shall not permit any mechanic's lien to attach to the mortgaged premises; that the mortgagor shall not permit the mortgaged premises to be used for any illegal purpose; that the mortgagor shall not permit any condition to exist on the mortgaged premises which would invalidate any insurance thereon; that the mortgagor shall perform all of the agreements made by the mortgagor with any senior mortgagee; that the mortgagor shall not assign any rents or profits of the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not assign this mortgage without the written consent of the mortgagee; that the mortgagor shall not subject the mortgaged premises to any assessment, lien or charge by reason of membership in any property owners association or similar organization; that the mortgagor shall not abandon the mortgaged premises; that the mortgagor shall not make any material alterations in the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not demolish or remove any improvements from the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not commit or permit any act upon the mortgaged premises in violation of law; that the mortgagor shall cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of the mortgaged premises may be reasonably necessary, the specific enumerations herein not excluding the general; that the mortgagor shall not plant, cultivate or harvest any crop, timber or other produce of the mortgaged premises other than in a farmerlike manner; that the mortgagor shall not remove, sever or detach any crop from the mortgaged premises if there be a default under this mortgage; that the mortgagor shall not remove, sever or detach any timber from the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not remove any machinery, equipment, fixtures, or other articles of personal property presently upon the mortgaged premises (except such as are replaced by articles of equal suitability owned by the mortgagor free from liens and encumbrances) so long as any part of the indebtedness secured hereby shall remain unpaid; that the mortgagor shall not store upon the mortgaged premises any toxic or hazardous waste or other substance which is environmentally unsafe; that the mortgagor shall not violate any agreement, condition, covenant, restriction or provision contained in any deed, lease, mortgage or other instrument affecting the mortgaged premises; that the mortgagor shall not violate any law, ordinance, rule or regulation affecting the mortgaged premises or the use thereof; that the mortgagor shall not file any plat of the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not consent to the construction of any improvements on the mortgaged premises by anyone who may claim a lien therefor under the mechanic's lien laws of this State; that the mortgagor shall not grant any easements affecting the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not initiate or acquiesce in a change in the zoning classification affecting the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not initiate or acquiesce in the establishment of a private restriction affecting the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not enter into any agreement subordinating any easement affecting the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not enter into any agreement changing the boundaries of the mortgaged premises without the written consent of the mortgagee; that the mortgagor shall not enter into any agreement changing the boundaries of any lot or parcel adjoining the mortgaged premises if the effect of such change is to reduce the size of such lot or parcel below the minimum size required by any applicable zoning ordinance