

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagor for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and shall attach thereto full payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorize such insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whichever above or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagor may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the continuation of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

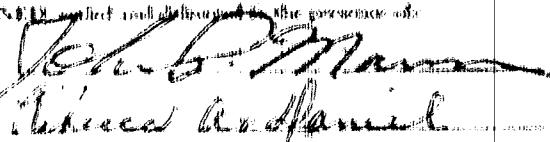
(5) That it will pay all costs, losses and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable amount to be fixed by the Court by the time said premises are possessed by the mortgagor and after deducting all charges and expenses of collection, such percentage and the execution of the trust as received, shall apply the residue of the rents, issues and profits toward the payment of the debts and costs hereinbefore.

(6) That it agrees in 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed, or sheriffed and legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor 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 one attorney at law for whom no fee or expenses are prepaid by the Mortgagor and after deducting all charges and expenses of collection, such percentage and the execution of the trust as received, shall apply the residue of the rents, issues and profits toward the payment of the debts and costs hereinbefore.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or by the note secured hereby. At the time of any default 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 this mortgage shall be utterly null and void; otherwise to remain in full force and effect.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, assigns, and to all 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
21st day of May


John B. Deane
Alfred A. Daniel

May 19 62



(SEAL)



(SEAL)

(SEAL)

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 above named, in the above named mortgagee, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she freely, voluntarily, and without any compulsion, threat or fear of any person whatsoever, renounce, release and forever disgorge unto the mortgagee, and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim to the above named real and personal property mentioned and reflected.

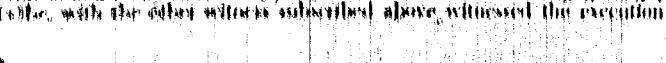
Witness my hand and seal this
21st day of May

John B. Deane, Notary Public for South Carolina

PROBATE



(SEAL)



(SEAL)

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 above named, in the above named mortgagee, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she freely, voluntarily, and without any compulsion, threat or fear of any person whatsoever, renounce, release and forever disgorge unto the mortgagee, and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim to the above named real and personal property mentioned and reflected.

Witness my hand and seal this

(Purchase Money Mortgage)
RENUNCIATION OF POWER

May 19 62

(SEAL)

Notary Public for South Carolina recorded May 31st, 1962, at 11:27 A.M. #29777