

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 Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, reimbursements or credits that may be made hereafter to the Mortgagor by the Mortgagee, so long as the said reimbursements thus received 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 Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee against fire and any other hazards specified by Mortgagee in an amount not less than the mortgage debt, or in all circumstances as may be required by the Mortgagee, and as to each acceptable fire and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto such favorable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such proceeds to be used to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter created in good repair, and, in the case of a construction loan, that it will maintain the same in such condition as to be ready for occupancy and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make all repairs required and necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the cost 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 in the event of default in any of the covenants herein, and after any default hereunder, and agrees that, should such proceedings be instituted pursuant to the instrument hereunder, having jurisdiction may at its option, either appoint a receiver to take possession of the mortgaged premises, and collect the rents, issues and profits, including a reasonable amount to be fixed by the Court of the court and premises are occupied by the mortgagor and after deducting all charges and expenses incurred in such proceeding and the retention of a trust receiver shall apply the balance of the rents, issues and profits toward the payment of the mortgage debt.

6. That in the event of default in any of the covenants herein, or of the note secured hereby, then, at the option of the Mortgagee, all assets then owned by the Mortgagor in the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed and legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party of any suit in connection with the 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 a receiver, at law or otherwise, in any or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fees, shall be recoverable by the Mortgagee, and shall be immediately and on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be enforced as such.

7. That the Mortgagor shall hold and cause the proceeds above conveyed and to be paid under this mortgage or to the note secured hereby, to be the true amount of the instrument that of the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, that these two mortgages shall be wholly valid 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 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 13th day of June 1963

SEEN, read and subscribed in the presence of
[Signatures and Seals]

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and in his own and good belief the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 13th day of June 1963.
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE

I, the undersigned Negary Public, do hereby certify unto all whom it may concern, that the undersigned with (s)he and the above named mortgagor(s) voluntarily, did this day appear before me, and each, upon being privately and separately examined by me, and declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person, whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim in and to all and singular the premises within mentioned and released.

SWORN to before me this 13th day of June 1963.
Notary Public for South Carolina.