

The Mortgage further covenants and agrees:

- (1) That this mortgage shall secure the payment of taxes, insurance premiums, and other charges which may be assessed or levied against the mortgaged premises, and shall also secure the Mortgagee for any further loans or advances which may be made by the Mortgagee to the Mortgagor, so long as the total indebtedness thus secured shall not exceed the amount of the principal of the mortgage debt, and shall be payable at the same rate as the mortgage debt hereinafter provided.
- (2) That it will keep the improvements now existing on the premises in good repair, and will cause the same to be repaired to time by the Mortgagee against loss by fire, theft, or other casualty, in such amounts as may be required by the Mortgagee, and will hold by the Mortgagee, and have attached thereto the title to the same, and all premiums therefor when due; and that it does hereby assign to the Mortgagee the right to make whatever repairs are necessary, including the completion of any construction work now in progress, and to charge the cost thereof to the completion of such construction to the mortgage debt.
- (3) That it will keep all improvements now existing on the premises in good repair, and will cause the same to be repaired to time by the Mortgagee against loss by fire, theft, or other casualty, in such amounts as may be required by the Mortgagee, and will hold by the Mortgagee, and have attached thereto the title to the same, and all premiums therefor when due; and that it does hereby assign to the Mortgagee the right to make whatever repairs are necessary, including the completion of any construction work now in progress, and to charge the cost thereof to the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, rates or levies, which are assessed or levied against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, if chambers be otherwise provided, 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, thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and the same recovered and collected hereunder.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage or of the note secured hereby, the principal of the Mortgage, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and the Mortgagee may, if chambers be otherwise provided, 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, thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and the same 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, assigns, executors, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 1st day of December 1969

SIGNED, sealed and delivered in the presence of:

S. Maurice Ashmore  
Suzanne K. Ashmore

Terrell P. Ayers  
James M. Ayers

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor 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 1st day of December 1969

S. Maurice Ashmore Notary Public for South Carolina  
 My commission expires 4-7-79

Suzanne K. Ashmore

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the within named (wives) of the above named mortgagor(s) respectively, did this day appear before me, and after being duly sworn, did declare that she does freely, voluntarily, and without any compulsion, pressure, or undue influence, renounce, relinquish unto the mortgagee(s) and the mortgage debt, all her right, title, interest, claim, demand, and right of dower of, in and to all and singular the premises within mentioned and referred to.

GIVEN under my hand and seal this 1st day of December 1969

S. Maurice Ashmore Notary Public for South Carolina  
 My commission expires 4-7-79

Suzanne K. Ashmore