The Mortgagor further covenants [illegible]

(1) That this mortgage shall secure [illegible] the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein contained, and that this mortgage shall secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee at the option of the Mortgagee, and for any other indebtedness that the Mortgagor may owe the Mortgagee at any time hereafter, to the same extent as if such future loans, advances, readvances, credits or indebtedness were made or arose on the date of the execution of this mortgage, although there may be no obligation on the part of the Mortgagee to make such loans, advances, readvances or credits, or to incur such indebtedness. It is contemplated that future advances may be made under this mortgage, and it is agreed that the total indebtedness that may be secured by this mortgage may exceed the amount of the note hereinafter described, plus interest thereon, plus any disbursements made for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein contained, and interest thereon, as long as the total indebtedness that is secured does not exceed the original amount of the note plus 200% of that amount. Any disbursements made by the Mortgagee for the purposes specified herein shall become immediately due and payable and shall bear interest at the same rate as the mortgage debt and shall be secured by this mortgage.

(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 Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts as may be required by the Mortgagee and will deliver to the Mortgagee such policies, renewals thereof or certificates therefor as may be held by the Mortgagee, and that it will pay promptly when due any premiums on such insurance. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee. The Mortgagee is hereby authorized and empowered, at its option, to adjust or compromise any loss under insurance policies on the mortgaged property, and to collect and receive the proceeds from any such policy or policies. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee, and the Mortgagee is hereby authorized to apply the unearned premiums to the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and will continue construction until completion without interruption any building now or hereafter commenced on the premises and will make whatever repairs are necessary, including the completion of any unfinished building, so as to preserve the value of the property. The Mortgagee may make such repairs and complete such construction and may add the cost thereof to the mortgage debt. The Mortgagee may enter upon the premises for the purpose of completion of such construction to the mortgaged property.

(4) That it will pay, when due, all taxes, public assessments, fees and charges of every kind levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations with respect to the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security and that should legal proceedings be instituted pursuant to this instrument, any party thereto may apply for the appointment of a receiver of the rents and profits of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents and profits therefrom, and to rent the premises for a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagor, and the receiver's fees, out of the funds collected, in connection with attending such preceding and the execution of its trust as receiver, shall be fixed by the Court and may be added to the mortgage debt secured hereby.

(6) That if there is 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 Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, 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, including a reasonable attorney's fee, shall be volving 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 thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be 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, 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 1st day of October 1969.

SIGNED, sealed and delivered in the presence of:

John O. Mann

Elizabeth E. Johnson

Maynard W. Lloyd (SEAL)

Myra C. Lloyd (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor 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 1st day of October 1969.

John O. Mann (SEAL)

Notary Public for South Carolina.

My commission expires: 5-19-79

Elizabeth E. Johnson

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 [illegible] wife of the above named mortgagor(s), respectively, did this day appear before me, and 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 or persons whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)' heirs or successors and assigns, all her interest and estate, and also 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 1st day of October 1969.

John O. Mann

Notary Public for South Carolina.

My commission expires: 5-19-79

Recorded December 3, 1969 at 3:10 P.M. #[illegible]