The Mortgagor further covenants:

(1) That this mortgage shall secure the Mortgagee for the payment of [illegible] gagee, for the payment of [illegible] This mortgage shall also secure the Mortgagee for [illegible] Mortgagor by the Mortgagee to [illegible] hereof. All sums so advanced shall [illegible] unless otherwise provided in writing.

(2) That it will keep the improvements now existing [illegible] from time to time by the Mortgagee against loss by fire and [illegible] mortgage debt, or in such amounts as may be required by the Mortgagee [illegible] renewals thereof shall be held by the Mortgagee, and have attached thereto [illegible] the Mortgagee, and that it will pay all premiums therefor when due; that it will [illegible] any policy insuring the mortgaged premises and does hereby assign the [illegible] directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, [illegible]

(3) That it will keep all improvements now existing or hereafter [illegible] that it will continue construction until completion without interruption, and [illegible] enter upon said premises, make whatever repairs are necessary, including the completion of construction, and charge the expenses for such repairs or 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, fines or impositions 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 premises from and after any default hereunder, and that, should legal proceedings be instituted pursuant to this instrument, any decree having jurisdiction over the parties hereto may, without regard to the solvency or insolvency of the Mortgagor at the time of application for such order and without regard to the then value of the mortgaged premises or whether the same shall then be occupied as a homestead or not, and the Mortgagee may otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises and operate the same and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court if the premises are occupied by the Mortgagor, and apply the same, after payment of all charges and expenses attending such proceeding and the operation of the premises, to the payment of the debt secured hereby, the Mortgagee and after deducting all charges and expenses attending such proceeding and the operation of the premises, to the payment of the debt secured hereby, the Mortgagee being authorized to apply the residue of the rents, issues and profits toward the payment of the 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, 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 the title to the premises described herein, or should the Mortgagee 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 any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or at any time thereafter 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 December in the year of our Lord one thousand nine hundred and sixty-nine, and in the one hundred and ninety-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, sealed and delivered in the presence of:

Pauline D. Gaye — Furman W. Bryant (SEAL)

James D. McKinney Jr. — (SEAL)

— Josie B. Bryant (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 December A.D. 1969

James D. McKinney Jr. (SEAL)

Notary Public for South Carolina.
My commission expires January 31, 1971

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 Mrs. Josie B. Bryant 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(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 December A.D. 1969.

James D. McKinney Jr. (SEAL)

Notary Public for South Carolina.

Josie B. Bryant

Recorded December 2, 1969 at 10:32 A.M.