

The Mortgagee hereby warrants and agrees that:

- (1) That the mortgage shall remain in full force and effect until the principal and interest thereon has been paid in full to the Mortgagee. This mortgage shall be subject to the provisions of the deed of trust and mortgage executed by the Mortgagee and the promissory note executed by the Mortgagor. All sums so advanced shall be subject to the lien of this mortgage and shall be secured by the same unless otherwise provided in writing.
- (2) That it will keep the improvements on the premises in good repair and will cause the same to be insured against fire and theft from time to time by the Mortgagee and will cause the same to be insured against fire and theft from time to time by the Mortgagee and will cause the same to be insured against fire and theft from time to time by the Mortgagee and will cause the same to be insured against fire and theft from time to time by the Mortgagee.
- (3) That it will keep all improvements now existing or hereafter erected on the premises in good repair and will cause the same to be insured against fire and theft from time to time by the Mortgagee and will cause the same to be insured against fire and theft from time to time by the Mortgagee.
- (4) That it will pay, when due, all taxes, levies, assessments and other obligations of a general character, and will cause the same to be paid by the Mortgagee and will cause the same to be paid by the Mortgagee.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder and agrees that, should legal proceedings be instituted pursuant to this agreement, any judge having jurisdiction may, if deemed proper, appoint a receiver of the mortgaged premises, with full authority to lease, sell or otherwise dispose of the mortgaged premises and collect the rents, issues and profits, including a reasonable sum to be paid by the Court in the event said premises are occupied by the Mortgagor and after deducting all charges and expenses attending such proceedings and the payment of its trust as receiver, shall 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 if 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 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 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 to be paid, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee 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 Mortgagee 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 Mortgagee's hand and seal this 19th day of March 1970

SIGNED, sealed and delivered in the presence of:

[Signature] (REAL)
[Signature] (REAL)
 _____ (REAL)
 _____ (REAL)

[Signature] (REAL)
 _____ (REAL)
 _____ (REAL)

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 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 19th day of March 1970

[Signature] (REAL)
 Notary Public for South Carolina

[Signature] (REAL)

MY COMMISSION EXPIRES 10-16-78

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER

COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (widow) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'s heirs or successors and assigns, all her interest and estate, and all 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 19th day of March 1970

[Signature] (REAL)
 Notary Public for South Carolina

Recorded March 23, 1970 at 3:00 P. M., #20705

REC PAID

STAT

COUN