The Mortgagor further [illegible]

(1) That this mortgage shall [illegible] [illegible] This mortgage shall also secure the [illegible] Mortgagor by the Mortgagee [illegible] hereof. All sums to advanced shall bear interest at [illegible] unless otherwise provided by writing.

(2) That it will keep the improvements [illegible] from time to time by the Mortgagee [illegible] mortgage debt, or in such manner [illegible] renewals thereof shall be held by the Mortgagee [illegible] the Mortgagee, and that it will pay all [illegible] any policy insuring the mortgaged premises [illegible] directly to the Mortgagee, to the extent of the balance [illegible]

(3) That it will keep all improvements [illegible] that it will continue construction until completion [illegible] enter upon said premises, make whatever repairs are [illegible] charge the expenses for such repairs [illegible]

(4) That it will pay, when due, all [illegible] against the mortgaged premises. That it will comply with all [illegible] premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] that, should legal proceedings be instituted pursuant to this instrument, [illegible] wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the court [illegible] gager and after deducting all charges and expenses [illegible] the residue of the rents, issues and profits [illegible]

(6) That if there is a default in any of the terms, conditions or [illegible] the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall [illegible] this mortgage may be foreclosed. Should any legal proceedings be instituted by the Mortgagee [illegible] gagee 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 sums and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall 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 where 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, 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 10 day of December 1970

SIGNED, sealed and delivered in the presence of:

[signature] Edward H Thomas (SEAL)

[signature] Hazel E Thomas (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 10 day of December 1970

[signature] (SEAL)

Notary Public for South Carolina.

MY COMM EXP 1-1-171

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) 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 mortgagee(s) and the mortgagee'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

10 day of December 1970

Hazel E Thomas

[signature] (SEAL)

Notary Public for South Carolina MY COMM EXP1-1-71

Recorded Dec. 16, 1970 at 1:15 P. M., #14160.