

The Mortgages shall be deemed to be made in full payment of the mortgages for the payment of taxes, insurance, and other charges. This mortgage shall also secure the Mortgagee's interest in the premises by the Mortgagee so long as the said mortgage remains unpaid hereof. All sums so advanced shall bear interest at the rate of _____ unless otherwise provided in writing.

(2) That it will keep the improvements now existing on the premises from time to time by the Mortgagee against loss by fire, theft, or other cause, or in such amounts as may be required by the Mortgagee for the renewals thereof shall be held by the Mortgagee, and that it will pay all premiums for any policy insuring the mortgaged premises and also hereby agree to pay directly to the Mortgagee, to the extent of the balance owing on the Mortgage, the amount of any such policy.

(3) That it will keep all improvements now existing on the premises, and that it will continue construction until completion without interruption, and enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs or the completion of such improvements to the Mortgagee.

(4) That it will pay, when due, all taxes, public assessments, and other governmental charges against the mortgaged premises. That it will comply with all governmental and municipal regulations and ordinances applicable to the premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereof, and that, should legal proceedings be instituted pursuant to this instrument, any judge or court of competent jurisdiction may, in its discretion, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event the premises are not occupied by the Mortgagee, and after deducting all charges and expenses attending such proceedings and the amount of the Mortgagee's debt, 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 the mortgage, or if the Mortgagee exercises the option of the Mortgagee, all sums then owing by the Mortgagee 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, the Mortgagee shall become a party of any suit involving this Mortgage, or the title to the premises described herein, or should the Mortgagee 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 on demand, in full, to 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 the mortgage to be 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 void and of no effect, and shall be of no force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the Mortgagee, its heirs, 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 27 day of Jan. 1971
 SIGNED, sealed and delivered in the presence of:
[Signature] *[Signature]*

STATE OF SOUTH CAROLINA PROBATE
 COUNTY OF _____
 Personally appeared the undersigned witness and made oath that (s)he saw the within named party 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 27th day of Jan, 1971
[Signature] *[Signature]*
 Notary Public for South Carolina. (SEAL)

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 within signed 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, fraud or fear, of and against her own will, ever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagee(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 stated.
 GIVEN under my hand and seal this _____ day of _____ 1971
[Signature] *[Signature]*
 Notary Public for South Carolina. (SEAL)
 Recorded Feb. 1, 1971 at 1:00 P. M., #17786