

The Mortgagee further covenants and agrees that it will:

- (1) That it will keep the mortgagee's records and books for the purpose of showing the amount of principal and interest paid by the Mortgagor by the Mortgagee. The mortgagee shall also cause the Mortgagee to be notified of the amount of principal and interest paid by the Mortgagor by the Mortgagee. All such notices shall be given to the Mortgagor unless otherwise provided in writing.
- (2) That it will keep the mortgagee's records and books for the purpose of showing the amount of principal and interest paid by the Mortgagor by the Mortgagee. The mortgagee shall also cause the Mortgagee to be notified of the amount of principal and interest paid by the Mortgagor by the Mortgagee. All such notices shall be given to the Mortgagor unless otherwise provided in writing.
- (3) That it will keep all mortgages and other documents of title in the name of a mortgagee and that it will cause the Mortgagee to be notified of the amount of principal and interest paid by the Mortgagor by the Mortgagee. All such notices shall be given to the Mortgagor unless otherwise provided in writing.
- (4) That it will pay, when due, all taxes and assessments on the mortgaged premises and that it will cause the Mortgagee to be notified of the amount of principal and interest paid by the Mortgagor by the Mortgagee. All such notices shall be given to the Mortgagor unless otherwise provided in writing.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises then and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to the provisions of this instrument, the Mortgagee shall have the right to appoint a receiver of the mortgaged premises with full authority to sell the mortgaged premises and collect the rents, issues and profits, including a reasonable amount to be paid by the Mortgagee to the receiver for the purpose of paying the mortgage and other debts secured by the mortgage, and after deducting all charges and expenses attending such receiving and the collection of the rents and profits, 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 instrument or of the note secured hereby, then at the option of the Mortgagee, all debts then owing by the Mortgagor to the Mortgagee shall become immediately due, payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the enforcement 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 him or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be recoverable from the mortgagor, as a part of the debt secured hereby, and may be recovered and satisfied therefrom.
- (7) That the Mortgagee shall hold and enjoy the premises herein conveyed until a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee shall violate 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 Mortgagee's hand and seal this 8th day of February 1971  
 SIGNED, sealed and delivered in the presence of:  
 [Signature] (SEAL)  
 [Signature] (SEAL)  
 [Signature] (SEAL)  
 [Signature] (SEAL)

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 8th day of February 1971  
 [Signature] (SEAL) [Signature] (SEAL)  
 Notary Public for South Carolina.  
 12-16-80

STATE OF SOUTH CAROLINA THIS IS A PURCHASE MONEY MORTGAGE.  
 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor's(s) heirs or executors 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 [Signature] (SEAL)  
 Notary Public for South Carolina.  
 Recorded Feb. 11, 1971 at 4:37 P. M., #18684