(1) That [illegible]

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

(3) That it will keep all [illegible] that if will continue construction [illegible] enter upon said premises, [illegible] charge the expenses for such repairs or [illegible]

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

(5) That it hereby assigns all rents, issues and [illegible] that, should legal proceedings be instituted [illegible] wise, appoint a receiver of the mortgaged premises, [illegible] rents, issues and profits, including [illegible] gagee and after deducting all charges and [illegible] the residue of the rents, issues and profits [illegible]

(6) That if there is a default in any of the terms, [illegible] the option of the Mortgagee, all sums then owing by the [illegible] this mortgage may be foreclosed. Should any legal proceedings be [illegible] gagee become a party of any suit involving this mortgage or the [illegible] or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, by the Mortgagor or [illegible] the Mortgagee, and a reasonable attorney's fee, shall thereupon [illegible] Mortgagee, as a part of the debt secured hereby, and may be collected and [illegible]

(7) That the Mortgagor shall hold and enjoy the premises above conveyed [illegible] secured hereby. It is the true meaning of this instrument that if the Mortgagor [illegible] nants of the mortgage, and of the note secured hereby, then these presents shall [illegible] force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages [illegible] administrators, successors and assigns, of the parties hereto. Whenever used, the singular [illegible] and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 8 day of February 19 71

SIGNED, sealed and delivered in the presence of:

Margaret A. Burkhalter

Clerk L. Lewis

Robert L. Canady (SEAL)

Jeff D. Canady (SEAL)

STATE OF SOUTH CAROLINA }

COUNTY OF Greenville }

Personally appeared the undersigned witness and made oath that [illegible] gagor sign, seal and as its act and deed deliver the within written instrument and that [illegible] witnessed the execution thereof.

SWORN to before me this 8 day of February 19 71

Clerk L. Lewis (SEAL)

Notary Public for South Carolina.

my comm. expires 7/24/79

Margaret A. Burkhalter

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 the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me and [illegible] arately 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 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 [illegible]

GIVEN under my hand and seal this 8 day of February, 19 71

Clerk L. Lewis (SEAL)

Notary Public for South Carolina.

my comm. expires 7/24/79

Jeff D. Canady

Recorded Feb. 12, 1971 at 4:21 P.M., #10703.