

The Mortgagee hereby promises and agrees to observe the following covenants:

(1) That the Mortgagee shall cause the mortgage to be recorded in the public records of the county in which the premises are situated, for the purpose of giving notice to all persons of the existence of the mortgage. The Mortgagee shall also cause the mortgage to be recorded in the public records of the county in which the premises are situated, for the purpose of giving notice to all persons of the existence of the mortgage. All costs of recording and filing shall be paid by the Mortgagee.

(2) That it will keep the improvements and contents of the premises insured against fire and other risks, and will cause the same to be insured from time to time by the Mortgagee against fire and other risks, and will cause the same to be insured from time to time by the Mortgagee against fire and other risks, and will cause the same to be insured from time to time by the Mortgagee against fire and other risks.

(3) That it will keep all improvements now existing or hereafter made on the premises in good repair, and in the case of a construction loan, that it will cause construction cost completion insurance to be maintained on the premises, and will cause the same to be maintained on the premises, and will cause the same to be maintained on the premises.

(4) That it will pay, when due, all taxes, public charges and assessments, and will cause the same to be paid, and will cause the same to be paid, and will cause the same to be paid.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at the request of the Mortgagee, appoint a receiver of the mortgaged premises, with full authority, in such proceedings of the mortgaged premises and all the rents, issues and profits, including a reasonable rental to be paid by the mortgagor in the event the premises are occupied by the mortgagor or any part thereof be placed in the hands of any attorney at law for collection by sale 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, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of 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 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 sale 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, 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 above covered 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 this mortgage, and of the note secured hereby, then this mortgage shall be utterly void and of no effect to remain in full force and effect.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, devisees and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the one of any gender shall be applicable to all genders.

WITNESSED the Mortgagor's hand and seal this 19 day of February 1971

SIGNED, sealed and delivered in the presence of:

[Signature] _____ (SEAL)

Thomas C. Parker _____ (SEAL)

Mary Parker _____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }
 Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as his 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 February 1971

Jack E. Lamb (SEAL)
 Notary Public for South Carolina 12-16-80

PROBATE

[Signature] _____

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }
 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 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 19 day of February 1971

Jack E. Lamb (SEAL)
 Notary Public for South Carolina 12-16-80

Mary Parker _____

Recorded Feb. 24, 1971 at 2:30 P. M. #19678.