(6) That it will pay, when due, all taxes, public assessments, water rates and charges for public or private utilities, and all other governmental or municipal charges, fines or impositions for which provision has not been made hereinabove, and in default thereof the mortgagee may pay the same;

(7) That it will keep all buildings now or hereafter on said premises continuously insured against loss by fire, windstorm and such other hazards as the mortgagee may require, in such amounts, with such companies and under such policies as may be satisfactory to the mortgagee, and that all such insurance shall be payable to the mortgagee to the extent of its debt, and that all such policies and renewals thereof shall be held by the mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee;

(8) That time is of the essence hereof, and that upon default in any of the payments or conditions hereof, or upon default in any payment or upon breach of any condition contained in any note or obligation secured hereby, or upon default in any payment or upon breach of any condition contained in any mortgage prior in lien to this mortgage, or upon default in any payment or upon breach of any condition contained in any other mortgage or lien upon the premises described herein, whether such mortgage or lien be prior or subsequent to this mortgage, or upon default in any payment or upon breach of any condition contained in any mortgage which may be subsequently placed upon the premises described herein, the mortgagee, at its option, may declare the entire indebtedness evidenced by said note or obligation immediately due and payable, and may proceed to foreclose this mortgage or to enforce any other remedy of the mortgagee under the note or obligation secured hereby or under this mortgage, all as if the entire indebtedness were originally stipulated to be paid on the day of such default, and the mortgagee shall be entitled to recover in such proceeding all costs incurred therein, including reasonable attorneys' fees, and any deficiency after foreclosure sale;

(9) That the mortgagee shall have and may exercise any and all rights and remedies granted to it by law, at the time existing, in the event of the commencement of any foreclosure proceeding or other action brought by the mortgagee to enforce any right hereunder, and in the event a receiver is appointed therein, such receiver may enter upon, take possession of, manage and operate said premises or any part thereof, make repairs and alterations thereto, lease the premises or any part thereof, collect the rents, issues and profits therefrom, and apply the same, less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby, all in such order as the mortgagee may determine. The entering upon and taking possession of said premises, the collection of such rents, issues and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice;

(10) 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 19 day of February 1971.

SIGNED, sealed and delivered in the presence of:

H. Hays

Thomas C. Parker (SEAL)

Mary Parker (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 19 day of February 1971.

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

H. Hays

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 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

19 day of February 1971

Mary Parker

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

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