

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the performance of the Mortgagee for the payment of taxes, assessments, and other charges. This mortgage shall also secure the performance of the Mortgagor by the Mortgagee as long as the mortgage remains in force 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, and it will pay the interest on the mortgage debt, or in such amounts as may be required by the Mortgagee, and the renewals thereof shall be held by the Mortgagee for the benefit of the Mortgagee, and that it will pay all premiums on any policy insuring the mortgaged premises and the improvements thereon directly to the Mortgagee, to the extent of the balance of the mortgage debt.
- (3) That it will keep all improvements now existing on the premises, and that it will continue construction until completion of the improvements, and it will enter upon said premises, make whatever repairs and alterations it may deem proper, and charge the expenses for such repairs or the construction of such improvements to the Mortgagor.
- (4) That it will pay, when due, all taxes, public assessments, and other charges against the mortgaged premises. That it will comply with all governmental regulations affecting the premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, that should legal proceedings be instituted pursuant to this instrument, and it will, or it will appoint a receiver of the mortgaged premises, with full authority to collect the rents, issues and profits, including a reasonable rental to be paid by the Mortgagor, and after deducting all charges and expenses attending such proceedings, to pay the residue of the rents, issues and profits toward the payment of the mortgage debt.
- (6) That if there is a default in any of the terms, conditions or covenants of this mortgage, all sums then owing by the Mortgagor to the Mortgagee, and the interest on this mortgage may be foreclosed. Should any legal proceedings be instituted by the Mortgagee to foreclose this mortgage or the title to the premises described herein, or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, the Mortgagor, or any part thereof, shall thereupon become due and payable to the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable to the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereon.
- (7) That the Mortgagor shall hold and enjoy the premises above described until there is a default under the mortgage secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fail to perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be void, null and of no effect, and the same shall be of no force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the parties hereto, their heirs, administrators, successors and assigns, of the parties hereto. Whosoever used, the singular shall include the plural, the present the future, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 19th day of March, 1971.
 SIGNED, sealed and delivered in the presence of:
 Peggy B. Huffman (SEAL)
 Gene D. Franklow (SEAL)

STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)
 Personally appeared the undersigned witness and made oath that she saw the 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 March, 1971.
 Mrs. Gene D. Franklow (SEAL) x Peggy B. Huffman (SEAL)
 Notary Public for South Carolina.
 My commission expires 9-1-79

STATE OF SOUTH CAROLINA)
 COUNTY OF)
 I, the undersigned Notary Public, do hereby certify that all whom I saw sign, seal and as the signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being personally and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person, do hereby sever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) held by 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 which are described and returned.
 GIVEN under my hand and seal this 19th day of March, 1971.
 Mrs. Gene D. Franklow (SEAL) x [Signature]
 Notary Public for South Carolina.
 My commission expires 9-1-79
 Recorded March 30, 1971 at 11:07 A. M., #22589.