

The Mortgagee further covenants and agrees that:

- (1) That this mortgage shall secure the performance of the obligations herein set forth, for the payment of same, interest thereon, and the payment of all taxes, assessments, and other charges which may be levied upon the premises hereunder. This mortgage shall also secure the performance of the obligations herein set forth by the Mortgagee to the Mortgagor as set forth in the body of this instrument. All sums so advanced shall bear interest at the rate of _____ per annum unless otherwise provided in writing.
- (2) That it will keep the improvements hereon in good repair and condition from time to time by the Mortgagee and shall pay for the same, and shall also pay the mortgage debt, or in such amount as may be required by the Mortgagee, and shall also pay the renewals thereof shall be held by the Mortgagee, and shall also pay the interest on the Mortgage, and that it will pay all premiums, assessments, taxes, and other charges, and any policy insuring the mortgaged premises and shall pay the same, and shall also pay directly to the Mortgagee, to the extent of the debt secured hereby.
- (3) That it will keep all improvements hereon in good repair and condition, and that it will continue construction until completion with any improvements, and shall also pay for the same, and shall also pay the mortgage debt, or in such amount as may be required by the Mortgagee, and shall also pay the renewals thereof shall be held by the Mortgagee, and shall also pay the interest on the Mortgage, and that it will pay all premiums, assessments, taxes, and other charges, and any policy insuring the mortgaged premises and shall pay the same, and shall also pay directly to the Mortgagee, to the extent of the debt secured hereby.
- (4) That it will pay, when due, all taxes, assessments, and other charges which may be levied upon the mortgaged premises, and shall also pay the mortgage debt, or in such amount as may be required by the Mortgagee, and shall also pay the renewals thereof shall be held by the Mortgagee, and shall also pay the interest on the Mortgage, and that it will pay all premiums, assessments, taxes, and other charges, and any policy insuring the mortgaged premises and shall pay the same, and shall also pay directly to the Mortgagee, to the extent of the debt secured hereby.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that, should legal proceedings be instituted pursuant to this instrument, and should the Mortgagee become a party of any suit involving this Mortgage, or the title to the premises hereunder, it shall for the debt secured hereby, and after deducting all charges and expenses attending such proceedings, and the amount of any judgment rendered, 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 mortgage, or if the debt secured hereby, or the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately to or for the benefit of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage, or if the debt secured hereby, it is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise as provided in the fore 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 3rd day of June 1971.

SIGNED, sealed and delivered in the presence of:

H. Boyd _____ (SEAL)

Robert J. McDee _____ (SEAL)

Margaret D. McDee _____ (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 3rd day of June 1971.

[Signature] _____ (SEAL)

Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
 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 whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor's (or) 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 3rd day of June 1971.

[Signature] _____ (SEAL)

Margaret D. McDee _____ (SEAL)

Notary Public for South Carolina.

Recorded June 7, 1971 at 10:45 A.M. #29484.