

The Mortgagor further covenants and agrees that:

- (1) That this mortgage shall secure the Mortgagor's obligations under the promissory note, for the payment of taxes, insurance premiums, and other charges on the premises. This mortgage shall also secure the Mortgagor's obligations under the promissory note by the Mortgagor as long as the said promissory note remains in full force and effect hereof. All sums so advanced shall bear interest at the same rate as the promissory note, unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the premises from time to time by the Mortgagor against loss by fire, theft, or other casualty, and shall renewals thereof shall be held by the Mortgagor, and shall pay the cost of such renewals to the Mortgagor, and that it will pay all premiums therefor which shall be due on any policy insuring the mortgaged premises and does hereby authorize the Mortgagor to pay directly to the Mortgagor, to the extent of the balance owing on the Mortgage, the amount of such payments.
- (3) That it will keep all improvements now existing or hereafter erected on the premises, that it will continue construction until completion, without interruption, and that it will order upon said premises, make whatever repairs are necessary, and that it will charge the expenses for such repairs or the completion of such construction to the Mortgagor.
- (4) That it will pay, when due, all taxes, public assessments, and other assessments or charges against the mortgaged premises. That it will comply with all governmental and judicial orders and judgments against the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereof, and that should legal proceedings be instituted pursuant to this instrument, and a receiver is appointed, the Mortgagor, or his wife, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to collect all rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are not sold, and after deducting all charges and expenses attending such proceedings and the cost of the year's insurance, shall turn 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or 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, or otherwise, in such and various instances as the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, in the event of a Mortgage, 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 conveyed until there is a default under this mortgage or in the debt secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, then this mortgage shall be utterly null and void otherwise to remain in full force 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 herein. Wherever 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 3rd day of JUNE 1971
 SIGNED, sealed and delivered in the presence of:

Archie L. Henderson (SEAL)
Shirley R. Henderson (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

PRIVATE

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 3rd day of JUNE 1971.
 _____ (SEAL)
 Notary Public for South Carolina.

STATE OF SOUTH CAROLINA
 COUNTY OF _____

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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 3rd day of JUNE 1971.
 _____ (SEAL)
 Notary Public for South Carolina.

Shirley R. Henderson

Recorded June 7, 1971 at 10:45 A. M., #29481

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