The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall [illegible] the payment of taxes, insurance premiums [illegible] secure the Mortgagee for any [illegible] long as the total indebtedness thus secured [illegible] at the same rate as the mortgage debt [illegible]

(2) That it will keep the improvements [illegible] to time by the Mortgagee against loss by [illegible] in such amounts as may be required by the Mortgagee [illegible] held by the Mortgagee, and have attached [illegible] all premiums therefor when due; and that it will [illegible] hereby authorize each insurance company concerned to pay [illegible] the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged premises [illegible] continue construction until completion without interruption [illegible] make whatever repairs are necessary [illegible] completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments [illegible] the mortgaged premises. That it will comply with all governmental and municipal laws [illegible]

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] should legal proceedings be instituted pursuant to this instrument [illegible] of the mortgaged premises, with full authority to take possession of the premises [illegible] reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor [illegible] attending such proceeding and the execution of its trust as receiver, shall apply the receipts 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 the note secured hereby, [illegible] of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee 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 Mortgagee 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 suit 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 conveyed 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 the mortgage, and of the note secured hereby, that 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 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 25th day of June 19 71

SIGNED, sealed and delivered in the presence of:

Paul D. Gosley Jr. — Bruce A. Makas (SEAL)

Francis R. Little — BRUCE A. MAKAS (SEAL)

Rita Makas (SEAL)

RITA MAKAS (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 25th day of June 19 71.

Paul D. Gosley Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79

Francis R. Little

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
25th day of June 1971

Paul D. Gosley Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79

Rita Makas
RITA MAKAS

Recorded June 29, 1971 at 9:17 A.M. # 31985

RECORDING FEE PAID $ 1.50