

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such for their debts as may be advanced by the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs or other purposes... This mortgage shall also secure the Mortgagee for any further loans, advances, refinances or credits...

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of reconstruction that it will continue construction until completion without interruption...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other impositions against the mortgaged premises...

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument...

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable...

(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...

(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.

WITNESS the Mortgagor's hand and seal this 2nd day of November 1971

SIGNED, sealed and delivered in the presence of: Peggy M. McKinney, Edward R. Hamner, Walter B. Meaders (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.

Subscribed before me this 2nd day of November 1971. Edward R. Hamner (Notary Public for South Carolina, My Commission Expires September 3, 1979) Peggy M. McKinney

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor's(s) heirs or successors and assigns, all her in-law 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 2nd day of November 1971. Edward R. Hamner (Notary Public for South Carolina, My Commission Expires September 3, 1979) Daris K. Meaders

Recorded November 5, 1971 at 3:52 P. M., #12987