The Mortgagor further covenants and agrees as follows: [illegible]

(1) That this mortgage shall secure [illegible] for the payment of [illegible]. This mortgage shall also secure the Mortgagee for [illegible] Mortgagor by the Mortgagee so long as [illegible] hereof. All sums so advanced shall bear [illegible] unless otherwise provided in writing.

(2) That it will keep the improvements [illegible] from time to time by the Mortgagee [illegible] mortgage debt, or in such amounts as may be required [illegible] renewals thereof shall be held by the Mortgagee [illegible] the Mortgagee, and that it will pay all premiums [illegible] any policy insuring the mortgaged premises [illegible] directly to the Mortgagee, to the extent of the balance [illegible]

(3) That it will keep all improvements now existing [illegible] that it will continue construction until completion without [illegible] enter upon said premises, make whatever repairs are necessary [illegible] charge the expenses for such repairs or the completion of such construction [illegible]

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

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] that, should legal proceedings be instituted pursuant to this instrument, [illegible] wise, appoint a receiver of the mortgaged premises, with full authority [illegible] rents, issues and profits, including a reasonable rental to be fixed by [illegible] gagor and after deducting all charges and expenses attending such [illegible] the residue of the rents, issues and profits toward the payment of the [illegible]

(6) That if there is a default in any of the terms, conditions, or covenants [illegible] the option of the Mortgagee, all sums then owing by the Mortgagor to the [illegible] 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 included 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 10 day of December 1971.

SIGNED, sealed and delivered in the presence of:

Grace Floyd ________ (SEAL)

x Willie B. Grumbles (SEAL)

________ (SEAL)

________ (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 10th day of December 1971.

Jack E. Lamb (SEAL)

Notary Public for South Carolina. 12-16-80

Grace Floyd

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 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

10th day of December, 1971.

Jack E. Lamb (SEAL)

Notary Public for South Carolina. 12-16-80

x Willie B. Grumbles

Recorded December 16, 1971 at 11:30 A. M., #16609