

The Mortgagee further covenants and agrees that:

- (1) That this mortgage shall be a first mortgage in priority to all other mortgages or liens on the premises, except the mortgage of the United States Government or any other mortgage or lien which may be created or imposed by law after the date hereof. All taxes and assessments shall be paid by the Mortgagor, and the Mortgagor shall be liable for the same. The Mortgagor shall also pay all interest on the mortgage, and the Mortgagor shall be liable for the same. All other obligations of the Mortgagor shall be paid by the Mortgagor, and the Mortgagor shall be liable for the same.
- (2) That it will keep the premises in good repair and condition, and will pay all taxes and assessments on the premises, and will pay all interest on the mortgage, and will pay all other obligations of the Mortgagor. It will also pay all costs and expenses incurred in the maintenance and repair of the premises, and will pay all costs and expenses incurred in the collection of the mortgage debt, or in such amount as may be ordered by the Court in the event of a foreclosure sale. It will also pay all costs and expenses incurred in the maintenance and repair of the premises, and will pay all costs and expenses incurred in the collection of the mortgage debt, or in such amount as may be ordered by the Court in the event of a foreclosure sale.
- (3) That it will keep all improvements now existing or hereafter made or to be made on the premises, and will pay all taxes and assessments on the premises, and will pay all interest on the mortgage, and will pay all other obligations of the Mortgagor. It will also pay all costs and expenses incurred in the maintenance and repair of the premises, and will pay all costs and expenses incurred in the collection of the mortgage debt, or in such amount as may be ordered by the Court in the event of a foreclosure sale.
- (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. That it will comply with all governmental and municipal laws and regulations affecting 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, any judge having jurisdiction may, at the option of the Mortgagor, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such possession and the payment of the debt secured hereby, shall apply 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 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, 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 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 4th day of Jan. 1972

John D. Wood (SEAL)
Raymond H. Allen (SEAL)

William W. Bowers (SEAL)
Mary Francis H. Bowers (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 deliver the within written instrument and that (s)he, with the other witness subscribed above, appeared to him on this 4th day of January 1972

John D. Wood (SEAL)
 Notary Public for South Carolina
 My Comm. Expires AUG. 12, 1980

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 (s)he, of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately sworn, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'s heirs or executors and assigns, all her or his right and claim of dower of, in and to all and singular the premises within mentioned and returned.

GIVEN under my hand and seal this 4th day of January 1972

Mary Francis H. Bowers (SEAL)
 Notary Public for South Carolina
 My Comm. Expires AUG. 12, 1980

Recorded January 7, 1972 at 4:51 P. M., #18569

PAID POSTAGE PAID