The Mortgagor further covenants:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purpose of keeping the premises described herein insured, or for taxes, public assessments, or for any other purpose authorized herein, not exceeding the original amount of the note secured hereby. This mortgage shall also secure the Mortgagee for any other indebtedness owing by the Mortgagor to the Mortgagee at the time of the execution of this mortgage, whether this indebtedness be evidenced by note, open account, or otherwise, and whether the indebtedness be direct or indirect, or be of the same nature as the indebtedness now owed by the Mortgagor to the Mortgagee or of a different nature. All sums so advanced shall bear interest at the rate of eight per cent (8%) per annum, unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against such risks as may be required from time to time by the Mortgagee. The first insurance policy pledged under this mortgage shall be in an amount not exceeding the mortgage debt, or in such amounts as may be required from time to time by the Mortgagee, and for the term of the mortgage debt, and shall be in such companies as may be acceptable to the Mortgagee. All premiums on such insurance shall be paid by the Mortgagor at least fifteen (15) days prior to the expiration date of any such policy of insurance now or hereafter placed on the mortgaged premises, and that in the event of loss Mortgagor will give immediate notice to the Mortgagee, and that it will pay all premiums and charges on such insurance, and that it will, at the option of the Mortgagee, at any time upon demand, deliver to the Mortgagee such additional policies of insurance as may be required from time to time by the Mortgagee, and that all such insurance shall be payable to the Mortgagee, to the extent of the balance owing on the indebtedness secured by this mortgage, and that it will deliver to the Mortgagee all such policies of insurance and all renewals thereof, and that in the event of any default in any of the foregoing covenants, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work undertaken, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines 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 Chambers or otherwise, 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 proceeding and the execution of its trust as receiver, 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 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, 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 28th day of December, 1971.
SIGNED, sealed and delivered in the presence of:

H. Orene Blanton — J. M. Rogers (SEAL)
Hy. T. Wilson — (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (she) saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (she), with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of December, 1971.

Hy. T. Wilson (SEAL) — H. Orene Blanton
Notary Public for South Carolina.
My Commission Expires: 11/23/81

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 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)' heirs or successors and assigns, all her interest and estate, and also 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 28th day of December, 1971.

Ruby L. Rogers
Hy. T. Wilson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11/23/81

Recorded January 27, 1972 at 9:10 A. M., #10850