

The Mortgagor further covenants and agrees:

- (1) That this mortgage shall secure the Mortgagee for the payment of taxes, insurance, and other charges. This mortgage shall also secure the Mortgagee for the payment of the Mortgage by the Mortgagor so long as the mortgage remains in force hereof. All sums so advanced shall bear interest at the same rate unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected from time to time by the Mortgagor against loss by fire and other perils, and renewals thereof shall be held by the Mortgagor, and have attached to the Mortgage, and that it will pay all premiums therefor, and will also maintain any policy insuring the mortgaged premises and does hereby assign the proceeds directly to the Mortgagee, to the extent of the balance owing on the Mortgage.
- (3) That it will keep all improvements now existing or hereafter erected that it will continue construction until completion without interruption, and will enter upon said premises, make whatever repairs are necessary, and will charge the expenses for such repairs or the completion of such improvements.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental charges against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations pertaining to the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction, or any court of law, 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 payment of the debt secured hereby, and 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 as ordered by the Court in 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 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 20 day of March 1972

SIGNED, sealed and delivered in the presence of:

Brenda G. Amick
Mike J. Mame

Harold C. Kelly (SEAL)
Harold C. Kelly (SEAL)
Harold C. Kelly (SEAL)
Harold C. Kelly (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 20 day of March 1972

Brenda G. Amick (SEAL)
Notary Public for South Carolina
My commission expires: 3-11-80

Mike J. Mame

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, fraud or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)' heirs, executors and assigns, all her or his interest and estate, and all her right and claim of dower in, and to all and singular the premises therein mentioned and released.

GIVEN under my hand and seal this

20 day of March 1972
Brenda G. Amick (SEAL)

Harold C. Kelly

Notary Public for South Carolina
My commission expires: 3-11-80 Recorded March 20, 1972 at 10:39 A. M., #25011