

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee's interest in the premises, for the payment of taxes, insurance, assessments, and other charges. This mortgage shall also secure the Mortgagee's interest in the premises by the Mortgagor so long as the total indebtedness secured hereof. All sums so advanced shall bear interest at the rate of \_\_\_\_\_ unless otherwise provided in writing.
- (2) That it will keep the improvements now existing on the premises from time to time by the Mortgagee against loss by fire and any other cause, mortgage debt, or in such amounts as may be required by the Mortgagee. The renewals thereof shall be held by the Mortgagee, and he will pay all premiums therefor, and any policy insuring the mortgaged premises shall be assigned to the Mortgagee, to the extent of the balance owing on the mortgage.
- (3) That it will keep all improvements now existing or hereafter to be made on the premises, and that it will continue construction until completion without interruption, and should it be necessary to enter upon said premises, make whatever repairs are necessary, including the completion of any construction, and charge the expenses for such repairs or the completion of such construction to the mortgagor.
- (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 affecting the premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereof, and that, should legal proceedings be instituted pursuant to this instrument, any judge, hearing, jurisdiction, or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, 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 attendant upon such proceedings and the execution of its trust, shall pay 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 if the Mortgagee, 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, the Mortgagee shall be entitled to have all or any part thereof be placed in the hands of any attorney at law for collection, by and through all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable to the Mortgagee, as a part of the debt secured hereby, and may be received and collected as such.
- (7) That the Mortgagor shall hold and enjoy the premises above described until there is a default under this mortgage, as in the 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 1st day of JAN. 1976  
SIGNED, sealed and delivered in the presence of:

Seaborn Lutter  
James J. Neuman

Eugene M. Walker (SEAL)  
Clara M. Walker (SEAL)  
\_\_\_\_\_  
(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 1st day of JAN. 1976  
James J. Neuman (SEAL)  
Notary Public for South Carolina.  
My Commission expires Jan. 1, 1977

Seaborn Lutter

STATE OF SOUTH CAROLINA  
COUNTY OF \_\_\_\_\_

RENUNCIATION OF POWER

I, the undersigned Notary Public, do hereby certify upon 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, duress or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's heirs, executors, and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises herein mentioned, and released.

GIVEN under my hand and seal this 1st day of JAN. 1976  
James J. Neuman (SEAL)  
Notary Public for South Carolina.  
My Commission expires Jan. 1, 1977

Clara M. Walker

Recorded March 20, 1976 at 1:20 P. M., # 25071