

(3) That it will keep all improvements now existing on the premises and will continue construction until completion without interruption and will on said premises, make whatever repairs are necessary, including the cost thereof, for such repairs or the completion of such construction as the mortgagee may require.

(4) That it will pay, when due, all taxes, public assessments, and other charges against the mortgaged premises. That it will comply with all governmental regulations and orders against the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises, that, should legal proceedings be instituted pursuant to this instrument, and to appoint a receiver of the mortgaged premises, with full authority to take possession of the same and profits, including a reasonable rental to be fixed by the Court in the event of foreclosure, after deducting all charges and expenses attending such proceeding and the expenses of the receiver, 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 foreclosure, the Mortgagor shall become a party of any suit involving this Mortgage or the title to the premises described herein, and all the proceeds of any part thereof be placed in the hands of any attorney at law for collection, by him or otherwise. All costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately to the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected therefor.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or of 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 24 day of MAY 19 72

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 24 day of MAY 19 72

[Signature]
Notary Public for South Carolina
My Commission to Expire May 22, 1974

[Signature] (SEAL)

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, threat or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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 related.

GIVEN under my hand and seal this 24 day of MAY 19 72

[Signature]
Notary Public for South Carolina
My Commission to Expire May 22, 1974

[Signature] (SEAL)

Recorded June 2, 1972 at 11:30 A. M., #32908