

The Mortgagee further covenants and agrees:

- (1) That this mortgage shall secure the payment of taxes, insurance, assessments, and other charges which may be levied or assessed against the premises, and shall secure the Mortgagee for any further taxes, assessments, and charges which may be levied or assessed against the premises, as long as the total indebtedness then secured hereunder shall be payable at the same rate as the mortgage debt hereunder shall be payable.
- (2) That it will keep the improvements now existing on the premises, and to those by the Mortgagee against loss by fire and any other cause, in such amounts as may be required by the Mortgagee, and shall hold by the Mortgagee, and have attached thereto, all premiums therefor when due; and that it does hereby, and it hereby authorizes each insurance company concerned to make, without the consent of the Mortgagee, any assignment of the mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing on hereinafter described premises, and to those by the Mortgagee, until completion without interruption, and shall make whatever repairs are necessary, including the cost of such completion of such construction by the mortgagee.
- (4) That it will pay, when due, all taxes, public assessments, and other charges which may be levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal regulations, ordinances, and laws which may be applicable to the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and shall take possession of the mortgaged premises, with full authority to take possession of the mortgaged premises, and shall receive the same, and shall cause the same to be applied to the reasonable rental to be fixed by the Court in the event said premises are placed in the hands of a receiver, and the costs and expenses of the receiver attending such proceeding and the execution of its trust or office, shall be paid out of the rents, issues and profits of the mortgaged premises, and 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, in the event of the Mortgagee, all sums then owing by the Mortgagee 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 to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby in 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 Mortgagee 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 Mortgagee 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 Mortgagee's hand and seal this 21 day of September 1972
 SIGNED, sealed and delivered in the presence of:

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }
 Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagee 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 21 day of September 1972.

 Notary Public for South Carolina
 My commission expires: 1/2/78

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
 COUNTY OF GREENVILLE }
 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(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, dread 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 released.
 GIVEN under my hand and seal this 21 day of September 1972.

 Notary Public for South Carolina
 My commission expires: 1/2/78 (Recorded Sept. 22, 1972 9:29 A.M. # 8950)