The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or for any other purpose. This mortgage shall also secure the Mortgagee for any amounts expended by the Mortgagee for taxes, insurance premiums, public assessments, repairs or other purposes pursuant to any covenant or agreement herein contained and for any amounts advanced by the Mortgagee as set forth in any provision of this mortgage. It is the intention of the parties hereto that this mortgage secure the payment of the aforesaid amounts and any future loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount of this mortgage stated above. All sums so advanced shall bear interest at the rate stated in the note secured hereby, from the date of the advance thereof. All sums so advanced shall be payable on demand, unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly any premium therefor. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and that it will continue construction until completion without interruption of any building now or hereafter commenced on the premises. That it will not remove or demolish any building thereon. That it will allow the Mortgagee to enter upon said premises, make whatever repairs are necessary, including completion of 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 or municipal charges, fines or impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations with respect to the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee and agrees that, should legal proceedings be instituted pursuant to this instrument, any court having jurisdiction thereof may, at once or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event actual possession is taken by the Mortgagor and after deducting all charges and expenses attending such proceedings and the execution of this trust, 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, 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, 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 included 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 23 day of August 19 72.
SIGNED, sealed and delivered in the presence of:

Geraldine Field — Charles W. Maysor (SEAL)
Juliet E. Johns — W. Freddie Maysor (SEAL)
(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 23 day of August 19 72

Juliet E. Johns (SEAL)
Notary Public for South Carolina.
My Commission Expires: July 14, 1977

Geraldine Field

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, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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 23 day of August 19 72

Juliet E. Johns (SEAL)
Notary Public for South Carolina.
My Commission Expires: July 14, 1977

Mildred A. Maysor
Elizabeth B. Maysor

(Recorded Sept. 22, 1972 11:18 A.M. # 8688)