

(3) That it will keep all improvements now existing or hereafter erected on the premises... and it will continue construction until completion without interruption...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises...

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises... and agrees that should legal proceedings be instituted pursuant to this instrument...

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage... all sums then owing by the Mortgagee to the Mortgagor shall become immediately due and payable...

(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...

(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...

WITNESS the Mortgagor's hand and seal this 29th day of September 1972

SIGNED, sealed and delivered in the presence of: Elizabeth Johnson, Mr. Neely

James W. Sprouse (SEAL), James D. Sprouse (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...

SWORN to before me this 29th day of September 1972

Elizabeth Johnson (SEAL), Notary Public for South Carolina, My Commission Expires: 5-19-79

James D. Sprouse

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...

GIVEN under my hand and seal this 29th day of September 1972

Elizabeth Johnson (SEAL), Notary Public for South Carolina, My Commission Expires: 5-19-79

James D. Sprouse

Recorded Sept. 29, 1972 at 2:07 P.M. # 9801

