

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such other debts as may be incurred by the Mortgagor for the payment of taxes, insurance, premiums, public assessments, repairs or other personal obligations of the Mortgagor. This mortgage shall also secure the Mortgagee for any further loans, advances, expenses or disbursements made by the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the amount of the principal of the mortgage hereon. All sums so advanced shall bear interest at the same rate as the mortgage and shall be payable as provided in the mortgage unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the premises in good repair and shall cause them from time to time by the Mortgagee against loss by fire and any other cause, and shall cause them to be repaired and replaced as they may become worn, damaged, or in such manner as may be required by the Mortgagee. The Mortgagee shall be entitled to the possession of the premises and to the rents and profits thereof shall be paid by the Mortgagee, and shall be held by the Mortgagee, and that it will pay all premiums, taxes, and assessments, and shall cause them to be paid, and shall cause any policy insuring the mortgaged premises and lessor's interest therein to be issued and maintained, and shall cause the same to be paid directly to the Mortgagee, to the extent of the balance owing on the mortgage and otherwise as provided in the mortgage.
- (3) That it will keep all improvements now existing or hereafter erected on the premises in good repair and shall cause them to be repaired and replaced as they may become worn, damaged, or in such manner as may be required by the Mortgagee. The Mortgagee shall be entitled to the possession of the premises and to the rents and profits thereof shall be paid by the Mortgagee, and shall be held by the Mortgagee, and that it will pay all premiums, taxes, and assessments, and shall cause them to be paid, and shall cause any policy insuring the mortgaged premises and lessor's interest therein to be issued and maintained, and shall cause the same to be paid directly to the Mortgagee, to the extent of the balance owing on the mortgage and otherwise as provided in the mortgage.
- (4) That it will pay, when due, all taxes, public assessments, and other charges, and shall cause them to be paid, and shall cause any policy insuring the mortgaged premises and lessor's interest therein to be issued and maintained, and shall cause the same to be paid directly to the Mortgagee, to the extent of the balance owing on the mortgage and otherwise as provided in the mortgage.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any court having jurisdiction hereof, or should the Mortgagee, or should any other party, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event that proceedings are instituted by the Mortgagee and after deducting all charges and expenses attending such proceedings and the payment of its fees as receiver, shall 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, 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 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 void, 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 29th day of September, 1972

SIGNED, sealed and delivered in the presence of:
[Signature]
Elizabeth B. Wood

EASTERN STORAGE, INC. (SEAL)

BY: *[Signature]* (SEAL)
President

AND: *[Signature]* (SEAL)
Secretary

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 29th day of September, 1972

[Signature] (SEAL)
Notary Public for South Carolina.
My Commission Expires: 9/30/80

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
- UNNECESSARY -

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 mortgagor(s) and the mortgagor'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

day of 1972
(SEAL)
Notary Public for South Carolina.

Recorded Sept. 29, 1972 at 2:21 P.M. # 9795