

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other expenses incurred in the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, advances, advances or advances hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original principal amount of the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable at the demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, to an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, and it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(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. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(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 judge having jurisdiction, or a Chancellor or other vice, appointed 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 said premises are covered by the mortgage, and after deducting all charges and expenses attending such proceeding and the execution of its duty to collect, 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, it shall be the duty of the Mortgagor to become a party of any suit involving this mortgage or the title to the premises described herein, as secured by 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, as provided in 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 the 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 of no effect, and shall remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the surviving heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSES the Mortgagor's hand and seal this 3rd day of November 1972

Paul D. Citty
Paul D. Citty

R. L. ...
J. H. ...
Trustees of St. Mark United
Methodist Church
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she is the witness named in the foregoing sign, seal and as its act and deed deliver the within written instrument and that she, with the other witnesses mentioned above witnessed the execution thereof.

WITNESS to before me this 3rd day of November 1972
Paul D. Citty
Notary Public for South Carolina

Paul D. Citty

STATE OF SOUTH CAROLINA
COUNTY OF

Mortgage by TRUSTEES
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that all persons named herein, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and were duly examined privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress, or fraud of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's heirs, assigns 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
Notary Public for South Carolina
(SEAL)
Recorded November 3, 1972 at 10:01 A.M.