

The Mortgagee 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 purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, reimbursements 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 principal amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the property, and any existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against fire, lightning and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or such amount as may be required by the Mortgagee, and to companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have such insurances payable clauses in favor of, and be term receivable to the Mortgagee, and that it will pay all premiums thereon 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 to pay or to make payment for a sum thereby to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all repairs, and any 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 may, at Chambers or otherwise, 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 said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust 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, or should in 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 described until there is a default under this mortgage or to 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, itself, 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 herein. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSE the Mortgagor's hand and seal this 6th day of December 19 72. SIGNED, sealed and delivered in the presence of:

*[Signature]*

*[Signature]* (SEAL)  
William G. McCuen (SEAL)  
*[Signature]* (SEAL)  
Anne K. McCuen (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FORWARD

Personally appeared the undersigned witness and made oath that (she say) the within named mortgagor, sign, seal and as its act and deed deliver the within written instrument and that (she say) with the other witness subscribed above witnessed the execution thereof.

OWNED in before me this 6th day of December 19 72

*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 4/7/79

*[Signature]*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF POWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgagor (s) respectively, on this day appear before me and each, upon being privately and separately examined by me, do declare that she does freely, voluntarily, and without any compulsion, threat 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 related.

GIVEN under my hand and seal this 6th day of December 19 72.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*  
Anne K. McCuen

Recorded December 7, 1972 at 3:19 P. M., #16747