The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the [illegible] agrees, for the payment of taxes, insurance premiums, [illegible] This mortgage shall also secure the Mortgagee for [illegible] Mortgagor by the Mortgagee so long as the said indebtedness [illegible] hereof. All sums so advanced shall bear interest at the [illegible] 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 premiums on such insurance for which provision has not been made hereinabove. 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. In 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 Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In 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 not commit or suffer any waste of the mortgaged property. In case the Mortgagor shall fail, refuse or neglect to make repairs and to pay taxes and assessments as hereinabove required, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, pay such taxes and assessments, and the cost thereof shall be added to the debt secured hereby and shall bear interest at the rate of eight per centum per annum until paid. The Mortgagee shall be the judge of the necessity for such repairs and of the amount necessary to be paid for taxes and assessments, and it shall not be necessary for the Mortgagee to inquire into the validity of any tax or assessment before purchasing the same. The Mortgagee may choose the insurance company and may place and replace any and all insurance on the mortgaged property in such manner as it may deem desirable, and may charge the expenses for such repairs or the acquisition of such insurance to the debt secured hereby and shall bear interest at the rate of eight per centum per annum until paid.

(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, ordinances and regulations affecting the premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction thereof may, at any time thereafter, either before or after sale, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises and collect the rents, issues and profits, including a reasonable rental for the time of the receiver's possession of the premises, and apply the same, after paying such receiver a reasonable compensation for his services, and after deducting all charges and expenses attending such proceedings and preceding and subsequent to the sale, to the payment of the residue of the rents, issues and profits toward the payment of the debt secured hereby, in such order as the Mortgagee may determine.

(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 at any time thereafter 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 satisfied and released in full, 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 9th day of January, 19 73.
SIGNED, sealed and delivered in the presence of:

Phyllis N. Fleming
Emmitt H. Ball

FOUNTAIN INN BUILDERS, INC. (SEAL)
By: Lloyd T. Langston (SEAL)
And: Paul L. Gilbert Secretary (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 9th day of January, 1973.
Emmitt H. Ball (SEAL)
Notary Public for South Carolina.
My Commission expires 11-22-81.

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY - CORPORATION.
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that Mrs. [illegible] wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and 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 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 19

(SEAL)
Notary Public for South Carolina.

Recorded January 11, 1973 at 11:06 A. M., # 15613

RECORDED
FEE $