The Mongague forther covenants and agrees as follows:

My commission expires:

(1) That this maximum shall secure the Mortrague for such further some as raw be a herical beautier, at the option of the Mortgague, for the payment of they, a some expenditure, public as some of the payment of the case of the form of the Mortgague shall also some the Mortgague to may further bount, advances, read an esser creates that has been it be to account by the Mortgague so long as the total and biness thus sound does not exceed the control of the mortgague unless otherwise provided in writing.

(2) The control of the Mortgague unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereefter erected on the most exact property insured as may be required from time to time by the Mortgage against loss by fire and any other hazards specified by Mort, ages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable chances in favor of, and in form acceptable to the Mortgages, that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgages 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 Mortgages, to the extent of the bulince 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 whetever repairs are necessary, including the completion of any construction work underway, and tharge 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 tents, 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 mortgager 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 Mortgager to the Mortgagee shall become immediately due and payable, and this nortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become mortgage may be foreclosure. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any sait 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 hards 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 here under.

(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 convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and

(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	4 day of August 1973.
SIGNED, sealed and delivered in the presence of:	Willie Mile Williamsen
	(SEAL)
Margaret V. Buckfirster	(SEAL)
Chamber I. Keerfo	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	ACKNOWLEDCMENT
The foregoing instrument was acknowledged befor Willie Nell Williams	e me this 24 day of August 1973 by
Willie Meil Williams	Notary Public for South Carolina My commission expires: 1/24/79
STATE OF SOUTH CAROLINA COUNTY OF	RENUNCIATION OF DOWER
I, the undersigne ed wife (wives) of the above named mortgagor(s) responses examined by me, did declare that she does freely, voto	ed Notary Public, do hereby certify unto all whom it may concern, that the undersign- ectively, did this day appear before me, and each, upon being privately and separately intarily, and without any compulsion, dread or fear of any person whomsoever, re- tee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and singular the premises within mentioned and released.
GIVEN under my hand and seal this	
day of 19	(CEAT)
v. p. V. f., c., it Contine Recorded A	ugust 28. 1973 at 10:00 A. H., # 6101

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