

Lenual Jerry O'Donald to C. Douglas Wilson and Company, which mortgage is recorded at Mortgage Book 994, Page 253 in the R.M.C. Office of Greenville County, South Carolina, and which was assumed by mortgagors on even date.

Mortgagors covenant as follows:

1. That they will promptly pay the principal and interest on the indebtedness evidenced by said note in the manner therein provided, or as modified by mutual agreement in writing.
2. That they will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and other hazards, casualties and contingencies in such amounts as may be required by Mortgagee.
3. That they will keep all improvements now existing or hereafter erected on the property in good repair.
4. That they hereby assign all the rents, issues and profits of the premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges attending such proceedings and the execution of his trust as receiver, shall apply the residue toward the payment of the debt secured hereby.
5. It is agreed that the Mortgagors shall hold and enjoy the premises above conveyed until there is a default under the mortgage or note. It is the true meaning of this instrument that if the Mortgagors shall fully perform all the terms and conditions of the mortgage and note, then this mortgage shall be utterly void; otherwise to remain in full force.
6. The covenants herein contained shall bind, and the benefits and advantages inure to, the respective heirs, administrators, successors and assigns of the parties hereto.

WITNESS our hands and seal this <sup>7th</sup> day of June 1974.

Signed, sealed and delivered

in the presence of:

Andrew M. Muller  
Ann L. Kessner

Donavan Polk James  
DONAVAN POLK JAMES

Sallie Ann James  
SALLIE ANN JAMES

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