

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 tax, insurance premiums, public assessments, repairs or other proper charges and costs...

(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 any other hazards specified by Mortgagee...

(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...

(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.

(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...

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...

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 intention of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage...

8. That the covenants hereinafter contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. We never 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 21st day of February 1975.

SIGNED, sealed and delivered in the presence of: [Signatures of W. R. Hipp and Jane K. Shaffer]

STATE OF SOUTH CAROLINA } COUNTY OF Greenville } PROBATE

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 21st day of February 1975. [Signature of Notary Public]

STATE OF SOUTH CAROLINA } COUNTY OF Greenville } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'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 21st day of February 1975. [Signature of Notary Public]

RECORDED FEB 24 '75 19700 At 2:45 P.M.

Register of Deeds Greenville County \$ 1,100.00 W. A. Smith & Co., Office Supplies, Greenville, S. C. Form No. 142 8M-8-72 Lot Bennett St. Chick Spgs Tp Greer

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 24th day of February 1975 at 2:45 P.M. recorded in Book 1333 of Mortgages, page 727 As No. 19700

W.R. Hipp TO B.P. Edwards P.O. Box 4, Greer, S.C.

STATE OF SOUTH CAROLINA COUNTY OF Greenville X 19700 X FEB 24 1975