

(2) That said mortgagor shall keep all buildings and improvements now or hereafter on said premises in the best of condition and shall not remove, demolish or alter any such building or cut any timber without written consent of said mortgagee and shall not commit or permit waste or injury impairing the value of the premises as security for said debt; and in case of impairment, of which said mortgagee shall judge, said mortgagor hereby agrees to make, immediately upon demand, such repairs as said mortgagee may consider necessary to protect his interests; and upon default, said mortgagee may enter upon said premises and make the same.

(3) That said mortgagor will keep unceasingly insured, to the satisfaction of said mortgagee all buildings now or hereafter on said premises against damage by fire... in such sum as may be required and in such companies as may be approved by said mortgagee, to whom the policies of insurance shall be delivered and to whom the proceeds of such insurance shall be payable as his interest may appear, the policies to contain such clauses as the mortgagee may desire; such proceeds, at the option of said mortgagee, to be applied to the payment of said debt, whether due or not, or, under the direction of said mortgagee, to the reconstruction or repairs of said buildings; and in the event of other insurance and contribution among the insurers, said mortgagee shall receive from the aggregate insurance proceeds all amounts secured hereunder; and said mortgagor agrees to pay, promptly when due, all insurance premiums and to deliver to said mortgagee renewals at least three days before policies expire; also to pay when due all taxes, assessments and charges, whether municipal, county, state or federal, which now are or may be levied or assessed by law upon said mortgaged premises, or any part thereof, or upon the interest of said mortgagee therein, or upon this mortgage, or the debt or notes secured hereby, or upon the interest paid and payable thereon, without regard to any law heretofore or hereafter enacted imposing payment of the whole or any part thereof upon said mortgagee; also to discharge any other lien or encumbrance upon the premises, superior to the lien hereof that may now exist or may hereafter attach thereto, and exhibit to said mortgagee receipts of the proper persons when required; and on default said mortgagee may pay such insurance premiums, cause tax searches to be made and pay such taxes and other charges, with accrued costs and penalties, and all expenses attending same, including reasonable charges for services or counsel fees of any person employed to pay or discharge same, to adjust amount thereof, or advise in respect thereto; and said mortgagor covenants to repay forthwith to said mortgagee all amounts paid by him for repairs, insurance premiums, taxes, encumbrances, counsel fees and for all other purposes authorized by this mortgage, and for all such sums, with interest thereon at the highest legal rate, said mortgagee shall have a lien on said premises secured and collectible hereunder, and said mortgagee shall be subrogated to all rights of those to whom such payments shall have been made.

(4) That if said mortgagor shall make all payments herein stipulated, this mortgage shall be void, and that said mortgagor shall hold said premises until default in payment or breach of some covenant hereof; but that if, before all amounts secured hereby shall be paid in full, with interest, costs and attorneys' fees, any law shall be

notes secured authorized to tax from an gage, or hol in fee simp begun affecti a penalty a actual or t that the pr event, the said mortg and this m nor shall t his right to (5) mortgagor said premi for mainte for any su the Circuit (6) an attorney of any kin (which sai legal rate, (7) fiduciaries the heirs, made by d him to sai (8) by said n

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Jeanette Watson who, on oath, says that she saw the within named FURMAN UNIVER-SITY, by Dotson M. Nelson Jr., Chairman of its Board of Trustees, sign the within Mortgage Indenture, and L. M. Glenn, Secretary of said Board, attest the same, and the said University, by said officers, seal said Indenture, and as its act and deed, deliver the same, and that she with Patrick C. Fant witnessed the execution thereof.

SWORN to before me this 27th day of April, A.D. 1960, J. Jeanette Watson Notary Public for South Carolina



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Sarah L. Campbell who, on oath, says that she saw the within named THE PEOPLES NATIONAL BANK OF GREENVILLE, Greenville, S.C., by J. C. Hopkins its President, and E. G. Mills its Trust Officer, sign, seal and deliver the within Mortgage Indenture, and that she with Loft F. Hunt witnessed the execution thereof.

SWORN to before me this 27th day of April, 1960, S. Sarah L. Campbell Notary Public for South Carolina



U. S. Stamps \$ 2530.00 placed on original instrument. Recorded May 26th. 1960 at 10:33A.M. # 32452.

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I, _____ a Notary Public in and for the State of South Carolina, do hereby certify unto all whom it may concern that Mrs. _____ the wife of the within named _____ 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 or persons whomsoever, renounce, release and forever relinquish unto the within named _____ and his heirs, successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released. Given under my hand and seal, this _____ day of _____ A. D. 192_____. (L. S.) Notary Public for South Carolina.