

gagee. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate set forth in the note secured hereby from the date of such advance and shall be secured by this mortgage.

5. That he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

6. That he 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, when due, any premiums on such insurance... All insurance shall be carried in compliance with 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 a loss, the Mortgagee will give immediate notice by mail to the Mortgagor, who may make proof of loss... for such loss directly to the Mortgagee instead of to the Mortgagor... the proceeds, or any part thereof, may be applied by the Mortgagee at its option to the payment of the indebtedness hereby secured or to the restoration or repair of the property... or to the payment of the cost of foreclosure of this mortgage or other transfer of title to the mortgaged property... all right, title and interest of the Mortgagor in and to the policies then in force shall pass to the purchaser or grantee.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises... should any default hereunder, and should legal proceedings be instituted pursuant to this mortgage... the Mortgagee shall have the right to have a receiver appointed of the mortgaged premises... deducting all charges and expenses attending such proceedings... shall apply the residue of the rents, issues, and profits to the debt secured hereby.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby be eligible for insurance under the National Housing Act... the Mortgagee may, at its option, insure said note and this mortgage, being deemed a valid security... and the holder of the note may, at its option, insure all loans secured hereby...

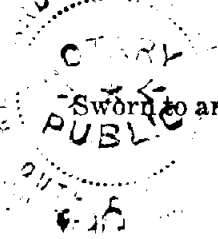
It is agreed that the Mortgagor shall hold and enjoy the premises... in default under this mortgage or in the note secured hereby... that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be fully satisfied... in full force and virtue... 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... The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina... Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to 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 an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be received and collected hereunder.

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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) and seal(s) this 1st day of February 1934.
Signed, sealed, and delivered in presence of:
Evelyn A. Schredy [SEAL]
Edward Ryan [SEAL]
[SEAL]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me and made oath that he saw the within-named act and deed deliver the within and that document, with, seal, and as their act and deed deliver the within and that document, witness of the execution thereof.



Sworn to and subscribed before me this 1st day of February 1934.
Edward Ryan
Notary Public for South Carolina