

The Mortgagee's duties and powers are defined as follows:

- (1) That this mortgage shall secure the debt and interest thereon and any other moneys advanced by the mortgagee in the execution of the mortgage for the payment of taxes, assessments, or other public charges and interest on the mortgage and for the payment of the principal of the mortgage and shall cover the mortgage and interest thereon and shall be subject to the provisions of the mortgage unless otherwise provided in writing.
- (2) That it will keep the mortgaged premises insured by fire and any other hazard insurance in an amount not less than the mortgage debt, or in such amounts as may be required by the mortgagee, and in accordance therewith it will pay all such premiums and renewals thereof shall be held by the mortgagee and have attached thereto such insurable interests as may be required by the mortgagee, and that it will pay all expenses incurred, without limitation of amount, in the performance of its duty in connection with any policy insuring the mortgaged premises and debt hereby authorized and authorized to make payment for it as directly to the mortgagee to the extent of the balance owing on the mortgage and, whether 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, unless instructed, and should it fail to do so on the mortgagee's part, at its option, upon such premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagee.
- (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 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, any judge having jurisdiction may, at the mortgagee's or other party's application, 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 mortgagor and all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply 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 mortgagor to the mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the mortgagor become a party of any suit involving this mortgage or the title to the premises described herein, or should the note secured hereby become a party of any suit involving this mortgage or the title to the premises, or should the mortgagee or any party thereof be placed in the hands of any receiver or 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 on demand, at the option of the mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the mortgagee shall hold and enjoy the premises hereunder 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 mortgagee shall fully perform all the terms, conditions, and covenants 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 virtue.

(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 mortgagee's hand and seal this 2nd day of October 19 69

SIGNED, sealed and delivered in the presence of:

Edward H. Thomas (SEAL)

R. Hazel E. Thomas (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA PROBATE

COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that I do see the within named mortgagor sign, seal and in due and good delivery the within written instrument and that, along with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of October 19 69

W. Keith D. ... (SEAL)

Notary Public for South Carolina

MY COMMISSION EXPIRES 1-5-71

STATE OF SOUTH CAROLINA RENUNCIATION OF POWER

COUNTY OF Greenville

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 confidentially examined by me, did declare that she (she) freely, voluntarily, and without any compulsion, fraud or fear of any person whatsoever, renounced, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)' heirs or successors and assigns, all her (her) interest and estate, and all her right and claim of dower in, in and to all and singular the premises within mentioned, and released.

GIVEN under my hand and seal this 2nd day of October 19 69

R. Hazel E. Thomas (SEAL)

Notary Public for South Carolina

MY COMMISSION EXPIRES 1-1-71

Recorded Oct. 6 1969 at 11:14.7 A. M. #8024

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