

The Mortgagee further covenants and agrees as follows:

- (1) The said mortgage shall secure the Mortgagee for the full amount of any money advanced hereunder in the name of the Mortgagor, for the payment of taxes, interest, premiums, taxes, assessments, levies or other charges payable by the Mortgagor, and the Mortgagee shall also secure the Mortgagee for any taxes, interest, levies or other charges payable by the Mortgagor, and the Mortgagee shall also secure the Mortgagee for any taxes, interest, levies or other charges payable by the Mortgagor. All sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable as provided in the mortgage unless otherwise provided in writing.
- (2) The Mortgagor will keep the improvements now existing or hereafter made on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazard specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amount as may be required by the Mortgagee, and in compliance therewith to the satisfaction of the Mortgagee, and that it will pay all premiums thereon when due, and that it will keep the mortgage property insured in accordance with any policy insuring the mortgaged premises and cover hereby effected with the insurance company selected to such amount as may be required by the Mortgagee, to the extent of the interest owing on the Mortgage debt, whether due or not.
- (3) The Mortgagor will keep all improvements now existing or hereafter made on the mortgaged property insured in the name of a guarantee loan that it will continue construction until completion without interruption, and should it fail to do so in the Mortgage debt, it is hereby authorized upon said premises, make whatever repairs are necessary, in making the completion of any construction work authorized, and charge the expense for such repairs to the balance of such construction to the mortgage debt.
- (4) The Mortgagor 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 orders issued and accepted, laws and regulations affecting the mortgaged premises.
- (5) The Mortgagor 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 Chambers or otherwise, 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 amount to be fixed by the Court in the event said premises are occupied by the Mortgagor, and after deducting all charges and expenses attending such proceedings and the payment of the debt secured hereby, shall apply the residue of 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 debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall nevertheless become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be reserved and collected hereunder.
- (7) That the Mortgagee 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 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 here 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 Mortgagor's hand and seal this 9th day of November 1970

SIGNED, sealed and delivered in the presence of
Charles D. Hunt

C. W. Stator (SEAL)

STATE OF SOUTH CAROLINA PROBATE

COUNTY OF Pickens

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as his 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 9th day of November 1970

Charles D. Hunt (SEAL)
Notary Public for South Carolina. EXPIRES 5/12/80

Charles D. Hunt

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWERS

COUNTY OF My commission expires May 12, 1980

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)' 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

day of 19

(SEAL)
Notary Public for South Carolina.

Recorded Nov. 18, 1970 at 3:15 P. M., #12019.