

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee in the payment of the principal and interest on the mortgage for the payment of taxes, insurance, and other charges which may be levied or assessed on the premises. This mortgage shall also secure the Mortgagee in the payment of the principal and interest on the mortgage by the Mortgagor so long as the same shall be due and payable. All sums so advanced shall bear interest at the rate of _____ unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter to be made on the premises insured from time to time by the Mortgagee against loss by fire and lightning, and shall pay the cost of such insurance, or renewals thereof shall be held by the Mortgagee, and shall pay the cost of such insurance, or renewals thereof shall be held by the Mortgagee, and that it will pay all premiums thereon when due, and shall also pay any policy insuring the mortgaged premises and any other improvements thereon, and shall pay the cost of such insurance directly to the Mortgagee, to the extent of the balance owing on the mortgage and secured hereby.
- (3) That it will keep all improvements now existing or hereafter to be made on the premises insured from time to time by the Mortgagee against loss by fire and lightning, and shall pay the cost of such insurance, or renewals thereof shall be held by the Mortgagee, and shall pay the cost of such insurance, or renewals thereof shall be held by the Mortgagee, and that it will pay all premiums thereon when due, and shall also pay any policy insuring the mortgaged premises and any other improvements thereon, and shall pay the cost of such insurance directly to the Mortgagee, to the extent of the balance owing on the mortgage and secured hereby.
- (4) That it will pay, when due, all taxes, public assessments, and other charges which may be levied or assessed on the premises against the mortgaged premises. That it will comply with all orders, decrees, and judgments of any court having jurisdiction over the premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises now and hereafter due and payable, and that, should legal proceedings be instituted pursuant to this instrument, any judgment, order, decree, or other process, or any other appointment of 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 such proceeds are insufficient to pay the mortgage and after deducting all charges and expenses attending such proceedings and the execution of the trust as receiver shall have 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 Mortgagee 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 thereupon 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 recovered and collected hereunder.
- (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 true meaning of this instrument that, if the Mortgagor 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 Mortgagor's hand and seal this 8th day of March, 1971
SIGNED, sealed and delivered in the presence of:

Sara J. Allison
Sara J. Allison

Brenda A. Brown
Brenda A. Brown (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PRIVATE

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 8th day of March, 1971.

[Signature]
Notary Public for South Carolina
My Commission Expires Dec. 9, 1980.

Sara J. Allison
Sara J. Allison

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

8th day of March, 1971
[Signature]
Notary Public for South Carolina

Brenda A. Brown
Brenda A. Brown

Recorded May 19, 1971 at 4:37 P. M., #27658.