

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee's obligations to the Mortgagor, for the payment of taxes, insurance premiums, and other charges. This mortgage shall also secure the Mortgagor to the Mortgagee by the Mortgagee so long as the debt secured hereby remains unpaid hereof. 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 on the premises from time to time by the Mortgagee against loss by fire and other causes, or in such amounts as may be required by the Mortgagee, and the renewals thereof shall be held by the Mortgagee, and any proceeds therefrom shall be paid to the Mortgagee, and that it will pay all premiums thereon, and will procure any policy insuring the mortgaged premises and does hereby agree to pay directly to the Mortgagee, to the extent of the balance owing on the mortgage, the charge the expenses for such repairs or the completion of such construction.
- (3) That it will keep all improvements now existing on the premises, and that it will continue construction until completion without interruption, and will enter upon said premises, make whatever repairs and alterations may be necessary, and charge the expenses for such repairs or the completion of such construction to the Mortgagor.
- (4) That it will pay, when due, all taxes, public assessments and other governmental charges against the mortgaged premises. That it will comply with all governmental and municipal orders relating to the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that should legal proceedings be instituted pursuant to this instrument, any court, judge, arbitrator, receiver, appraiser, receiver of the mortgaged premises, and all other parties, including a reasonable rental to be paid by the court in the event the mortgagor and after deducting all charges and expenses attending such proceedings and the payment of 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 mortgage become a party of any suit involving this mortgage or the title to the premises, or should the title to the premises 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

Johnny R. Brown
Johnny R. Brown (SEAL)
Hilli M. Brown
Hilli M. Brown (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 (SEAL)

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)' 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.

Hilli M. Brown
Hilli M. Brown (SEAL)

Recorded May 19, 1971 at 4:37 P. M., #27657