

The Mortgagor further covenants and agrees that:

- (1) That this mortgage shall secure the performance of the Mortgagee's obligations for the payment of taxes, assessments, and other charges on the premises. This mortgage shall also secure the performance of the Mortgagee's obligations to the Mortgagor by the Mortgagor to pay the taxes, assessments, and other charges on the premises hereof. All taxes so advanced shall be repaid by the Mortgagor to the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements on the premises in good repair and condition from time to time by the Mortgagee against loss of the premises, and it will pay the mortgage debt, or in such amounts as may be required by the Mortgagee, and it will pay the renewals thereof shall be held by the Mortgagee, and that it will pay all reasonable charges, costs, and expenses incurred by the Mortgagee, and that it will pay all reasonable charges, costs, and expenses incurred by the Mortgagee in any policy insuring the mortgaged premises and that the proceeds of such policy shall be paid directly to the Mortgagee, to the extent of the balance due on the mortgage.
- (3) That it will keep all improvements on the premises in good repair and condition, and that it will continue construction with improvements on the premises, and it will pay the cost of repairs, make whatever repairs are necessary, and it will pay the cost of such repairs, and charge the expense for such repairs or the completion of such repairs to the Mortgagor.
- (4) That it will pay, when due, all taxes, public assessments, and other charges on the premises 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, justice, arbitrator, 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 rental 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 collection of the rents as receiver, 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, in 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 covered hereby, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection, by law or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall nevertheless be paid by the Mortgagor immediately or as directed in 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 11 day of August 1972
SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Cheryl Denable

William R. Taylor (SEAL)

_____ (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 11 day of August 1972

Patrick H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 11/19/79

Cheryl Denable

STATE OF SOUTH CAROLINA
COUNTY OF _____

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 _____ day of _____ 19____

Notary Public for South Carolina

Recorded August 11, 1972 at 2:11 P. M. #257