

The Mortgagee further covenants and agrees that:

- (1) That this mortgage shall be a lien in priority to all other mortgages, for the payment of which the mortgaged premises are liable. This mortgage shall also secure the performance of the obligations of the Mortgagor by the Mortgagee, and the Mortgagee shall not be bound to advance hereof. All sums so advanced shall be repaid to the Mortgagee, unless otherwise provided in writing.
- (2) That it will keep the improvements on the mortgaged premises from time to time by the Mortgagee, unless such repairs are made by the mortgagor, or in such amounts as may be determined by the Mortgagee, and renewals thereof shall be held by the Mortgagee, and the Mortgagee shall pay all premiums on any policy insuring the mortgaged premises and the Mortgagee shall pay directly to the Mortgagee, to the extent of the balance of the mortgage debt, all sums so advanced.
- (3) That it will keep all improvements now existing or hereafter made on the mortgaged premises, and that it will continue construction until completion, and it will not enter upon said premises, make alterations, or remove any improvements, or charge the expenses for such repairs or the maintenance of the same.
- (4) That it will pay, when due, all taxes, public assessments, and other charges against the mortgaged premises. That it will cause the all current taxes and assessments to be paid on the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that, should 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 as ordered, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (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 as ordered, 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 10th day of August 1972  
 SIGNED, sealed and delivered in the presence of:

*Marjorie A. Hill* \_\_\_\_\_ (SEAL)  
*Edward R. Hamner* \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF Greenville }  
 Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor, (s)he saw and admits 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 10th day of August 1972.  
*Edward R. Hamner* (SEAL) \_\_\_\_\_  
 Notary Public for South Carolina.  
 My Commission Expires September 3, 1979  
*Marjorie A. Hill* \_\_\_\_\_

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 separately examined by me did declare that she does freely, voluntarily, and without any compulsion, fraud or fear of any person whatsoever, release, release and forever relinquish unto the mortgagor(s) and the mortgagee(s) here to, heretofore and hereafter, all her (her) interest and estate, and all her right and claim of power of, in and to all and singular the premises within mentioned and released.  
 GIVEN under my hand and seal this 10th day of August 1972.  
*Edward R. Hamner* (SEAL) \_\_\_\_\_  
 Notary Public for South Carolina.  
 My Commission Expires September 3, 1979  
*Martha B. Hill* \_\_\_\_\_

REC PAID