

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such but not more than the amount of the principal of the Mortgagee for the payment of taxes and other public charges and assessments on the mortgaged premises and for the interest on the Mortgagee for any further loans, advances or payments made by the Mortgagee to the Mortgagor, and shall be payable on demand at the rate of interest provided in writing.
2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and receipts thereon shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in full responsibility to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policies insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.
3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may at its option enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and defray the expenses for such repairs or the completion of such construction to the mortgage debt.
4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other expenditures 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 having jurisdiction may, at the instance of the Mortgagee, 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 proceeding and the execution of its trust 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, 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, or should the debt secured hereby, or any part thereof, be placed in the hands of any attorney at law for collection, or suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be recovered and collected hereunder.
7. That the Mortgagee shall hold and own the premises shown hereunder until there is a default on the part of the Mortgagor on the note secured hereby. If there is a default on the part of the Mortgagor, 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 Mortgagee's hand and seal this 17th day of July 1975

SIGNED, sealed and delivered in the presence of

*[Signature]* SEAL

*[Signature]* SEAL

*[Signature]* SEAL

*[Signature]* SEAL

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named notary sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day of July 1975

*[Signature]* SEAL

Notary Public for South Carolina  
 My Commission Expires: TOMMY G. BRAGG MY COMMISSION EXPIRES JUNE 25 1985

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 within named wife of the above named mortgagor, voluntarily, did this day appear before me, and each upon being privately and separately examined by me, did declare that she does free, voluntarily, and without any compulsion, dread or fear of any person, whose name, name, release and forces relinquish unto the mortgagee and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises within mentioned and related.

GIVEN under my hand and seal this 17th day of July 1975

*[Signature]* SEAL

Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_

RECORDED JUL 24 75 AT 12:48 P.M. # 2094

1232200

W. A. Smith & Co., Office Supplies, Greenville, S. C. Form No. 112 SM-8-72

Register of Deeds, Greenville, Greenville, S. C. County

Book 1344 of Mortgages, page 578

Index No. 2094

1232200

TempPlan, Inc. of Pleasantburg  
 P. O. Box 6521 Sca. B  
 Greenville, S. C. 29606

Mortgage of Real Estate

TO Tecora Boyd

STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville

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