The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such sums as may be advanced hereunder.
- (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 Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy 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.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That if there is a default in any of the terms 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, subject to the right of Mortgagor to cure such default upon written notice thereof from Mortgagee. In the event Mortgagor fails to cure said default as provided by law, 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, any costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, may be recovered and collected hereunder as provided in said note.
- (6) 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.
- (7) 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.

ITNESS the Mortgagor's hand and seal this GNED sealed and delivery in the presence of the pres		1980. Robert L. X	Stewart -	(SEAL) (SEAL) (SEAL)
				(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF ORDENVILLE	Personally appeared the	PROBATE undersigned witness and made oa	ith that (s)he saw the within	n named Mort-
igor sign, seal and as its act and deed deliver on thereof. WORN to be fore me this 11 th day Orany Public for South Carolina.	r the within written instrument a	nd that (s)he, with the other with	ess subscribed above witness	sed the execu-
TATE OF SOUTH CAROLINA DUNTY OF GREENVILLE and spouse of the above named Mortgagor	I, the undersigned Nota	RENUNCIATION OF DOWER ary Public, do hereby certify unto bear before me, and each, upon be	all whom it may concern, t	hat the under-
and decisive that (spire does lively, volunta	rily, and without any compulsion	on, dread or fear of any person w	homsoever, renounce, releas	se and forever
equish unto the Mortgagee(s) and the Mort er of, in and to all and singular and premises	tgagees(s') heirs or successors an	on, dread or fear of any person w d assigns, all his-her interest and	homsoever, renounce, releas	se and forever
equish unto the Mortgagee(s) and the Morter of, in and to all and singular and premises VEN under my hand and scal this	tgagees(s') heirs or successors an	on, dread or fear of any person w d assigns, all his-her interest and	homsoever, renounce, releas	se and forever
quish unto the Mortgagee(s) and the Morter of, in and to all and singular and premises VEN under my hand and scal this The day of June Mary Public for South Cardina.	tgagees(s') heirs or successors an s within mentioned and released.	on, dread or fear of any person w d assigns, all his-her interest and	homsoever, renounce, releas	se and forever
nquish unto the Mortgagee(s) and the Mort wer of, in and to all and singular and premises	19 80 19 80 (SEAL) Sires April 30, 1989	on, dread or fear of any person we designs, all his-her interest and	homsoever, renounce, releas	se and forever and claim of