The Mortgagor further covenants and agrees as follows:

GIVEN under my hand and seal this

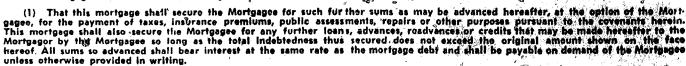
Notary Public for South Carolina.

lithday of

July

19 72

Recorded July 12.



- (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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgaged, 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 fall 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 charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all takes, 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 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 persuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a seceiver 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 mortgager and after deducting all charges and expenses attending such preceding 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 Moragagor 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 puit 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 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 included 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 llth day of	July 19 72	
SIGNED, sealed and delivered in the presence of:	HENRY C. HARDING BUILDERS, IN	3
	BY: War Co Harding	(SEAL)
	A Charles	(3EAL)
Carolin & Andrew	\circ	(SEAL)
	at .	. (36,76)
teckery Orashin		(SEÁL)
	•	
	<u> </u>	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE	•
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		, in
county of Greenville	·•	
	ersigned witness and made oath that, (s)he saw the	
gagor sign, seal and as its act and deed deliver the within written witnessed the execution thereof.	instrument and lines (s)ne, with the diner withe	ss swoscribed above
· · · · · · · · · · · · · · · · · · ·	19 72	0
1. (0) 11 11	Carul ID	10011.
_ Mac 1.000 (SEAL)	(alder 15 &	JUNG LUZ
Notary Public for South Carolina, No. 10 182		()
with primer Exter Plane of Base 2	NOT NECESSARY—GORPORATION	
STATE OF SOUTH CAROLINA		•
Croomville	RENUNCIATION OF DOWER	
county of Greenville	9	
I, fhe undersigned Notary Publ	ic, do hereby certify unto all whom it may con-	ern, that the under-
signed wife (wives) of the above named mortgagor(s) respectively, arately examined by me, did declare that she does freely, volunts	rily, and without any compulsion, dread or fear of	any person whomso-
aver renounce release and forever relinquish unto the mortgagee	(s) and the mortgagee's(s') heirs or successors and	l assigna, all her in-
terest and estate, and all her right and claim of dower of, in and	to sit and studnist the blemises within mentioned	n and recessed.

1972 at 4:44 P. M.