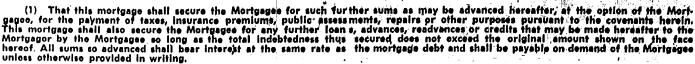
## The Mortgager turing Covening and agrees as follows:

Notary Public for South Carolina.



- (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, 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 renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable 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 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, 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 charge 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, fines wher impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations diffecting 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 Chambers 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 mortgager and after deducting all charges and expenses attending such preceeding 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 Mortgages, all sums then owing by the Moragagor to the Mortgages 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 Mortgage 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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 Mortgegor's hand and seal this 2 SIGNED, sealed and delivered in the presence of:	22nd day of	December	•	19 61		4	
Ax Bancois		Mrs.	Ruly	Morga	utt	ught	(SEAL
					-		(SEAL
	· · · · · · · · · · · · · · · · · · ·			·			(SEAL
STATE OF SOUTH CAROLINA		¥.	PROBATE		•	12.	
COUNTY OF Greenville				· ·		. v	
Personally as	ppeared the uni	dersigned witne	es and made	oath that (s)	ka saw sha	within mana	d mad
yagor sign, sparend as its act and deed deliver the withested the execution thereof.  SWORN to before mathis 22ndday of Dece		dersigned witne n instrument at 1961.	ss and made and that (s) he	oath that (s)	he saw the other witner	within seme es subscribed	d mor
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gagor sign, seal and as its act and deed deliver the withespech the execution thereof.  SWORN to before mathis 22ndday of Dece Notary Public for South Carolina.	mber	n instrument at 1961.  No Do	ss and made nd that (s)he wer-More	tyagor a	other witness	ss subscribed	d mor
gagor sign, sed and as its act and deed deliver the withesped the execution thereof.  SWORN to before mathis 22ndday of Dece Notary Public for South Carolina.	mber	n instrument at 1961.  No Do	wer-Mor	tyagor a	other witness	ss subscribed	d mor
gagor sign, spalland as its act and deed deliver the withespech the execution thereof.  SWORN to before methis 22ndday of Dece Notary Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersign signed wife (wives) of the above named mortgagor arately examined by me, did declare that she does over, renounce, release and forever relinquish unterest and estate, and all her right and claim of declare that she does over.	ne within writter  ember  (SEAL)  ned Notary Pub  r(s) respectively, s freely, volume	NO DO RENUNC  lic, do hereby of did this day a arily, and the mo	wer-Mor	tyagor à DOWER	Woman may conce to upon bein or fear on	irn, that the	unde
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Mortgage Recorded December 29th, 1 961, at 10:18 A.M.

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