

The Mortgagee further covenants that:

(1) That the Mortgagee shall insure the premises against fire and theft and shall pay the cost of such insurance and shall secure the Mortgagee for any loss or damage to the premises by fire or theft, so long as the total indebtedness under this mortgage shall be outstanding, at the same rate as the mortgagee insures its own property.

(2) That it will keep the premises insured against fire and theft and shall pay the cost of such insurance and shall secure the Mortgagee for any loss or damage to the premises by fire or theft, in such amounts as may be required by the Mortgagee, and shall pay all premiums thereon when due, and shall hereby authorize each insurance company to whom the Mortgagee is insured to collect the Mortgage debt, whether due or not.

(3) That it will keep all improvements on the premises in good repair and shall continue construction until completion thereof, and shall make whatever repairs are necessary, including the completion of such construction to the mortgagee.

(4) That it will pay when due all taxes, public assessments and other charges on the mortgaged premises. That it will comply with all provisions of law relating to the same.

(5) That it hereby assigns all rents, issues and profits of the premises, and should legal proceedings be instituted pursuant to the foreclosure of this mortgage of the mortgaged premises, with full authority to take possession of the premises and to lease the same for a reasonable rental to be fixed by the Court in the event such proceedings are instituted, attending such proceeding and the execution of its trust as recovery shall be made of the debt secured hereby.

(6) That if there is a default in any of the terms specified in this mortgage of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be immediately due and payable, and should any legal proceedings be instituted for the foreclosure of this mortgage or the title to the premises described herein, the Mortgagee shall pay the costs of any attorney at law for collection by suit or otherwise, all costs and charges thereupon become due and payable immediately or on demand, if the same are recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage, and shall perform all the covenants and conditions of this mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void otherwise in full force and effect.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the heirs, assigns, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the masculine gender and the feminine gender shall be applicable to all gender.

WITNESS the Mortgagor's hand and seal this 3rd day of December, 1959

SIGNED, sealed and delivered in the presence of:

C. Anita Speltz
Dorothy L. Leary

W. J. ...
William M. ...

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and state with me (she saw the within named mortgagor sign seal and as its 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 3rd day of December, 1959

C. Anita Speltz (REAL)
Dorothy L. Leary
Notary Public for South Carolina
My commission expires 1/1/1971

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

(wives of the above named mortgagor) respectively did this day appear before me, Notary Public, and did declare that she does freely, voluntarily and without any compulsion, constraint or duress, relinquish unto the mortgagee (and the mortgagee's heirs, successors and assigns) all her right of dower of, in and to all and singular the premises within described in the foregoing mortgage.

GIVEN under my hand and seal this
3rd day of December, 1959
C. Anita Speltz
Notary Public for South Carolina
My commission expires 1/1/1971