

The Mortgagor further covenants and agrees as follows: (1) That this mortgage shall secure the Mortgagee for and for the benefit of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, fees, or other charges payable by the Mortgagor...

(2) That it will keep the improvements now existing or hereafter created 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...

(3) That it will keep all improvements now existing or hereafter created in good repair and, in the case of a construction lot, that it will continue construction until completion without interruption...

(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...

(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...

(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...

(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...

(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...

WITNESS the Mortgagor's hand and seal this 16th day of November 1970. SIGNED, sealed and delivered in the presence of: [Signatures] BY: Henry C. Harding Builders, Inc. (SEAL)

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF Greenville }

Personally appeared the undersigned witness and made oath that (s)he 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 16th day of November 1970 [Signatures] Notary Public for South Carolina. My Commission Expires 1/1/1971

STATE OF SOUTH CAROLINA } NOT NECESSARY. COUNTY OF } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me...

GIVEN under my hand and seal this day of 1970 [Signature] Notary Public for South Carolina. (SEAL)

Recorded Nov. 18, 1970 at 11:23 A. M., #11960.