

The Mortgagee hereby certifies and agrees as follows:

- (1) That this mortgage shall remain in full force and effect until the payment of the principal amount of the mortgage and interest thereon as provided herein, and until the mortgagee has received the full amount of the principal and interest due on the mortgage at the same rate as the mortgage debt and until the mortgagee has received the full amount of the principal and interest due on the mortgage at the same rate as the mortgage debt and until the mortgagee has received the full amount of the principal and interest due on the mortgage at the same rate as the mortgage debt.
- (2) That it will keep the improvements on the premises in good repair and will pay the taxes and assessments on the premises and will make whatever repairs are necessary, including the completion of any construction and the completion of such construction to the mortgage debt.
- (3) That it will pay, when due, all taxes, public assessments, and other charges and expenses which may be levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances which may be applicable to the mortgaged premises.
- (4) That it hereby assigns all rents, issues, and profits of the mortgaged premises and all other income and proceeds which may be received from the mortgaged premises, with full authority to take possession of the mortgaged premises and to lease the same for a reasonable rental to be fixed by the Court in the event such premises are foreclosed by the mortgagee, and that the mortgagee, in the event of its standing such proceeding and the execution of its writ of execution, shall apply the rents and profits of the mortgaged premises to the debt secured hereby.
- (5) That if there is a default in any of the terms, conditions, or provisions of this mortgage, or if the mortgagee should be foreclosed, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and the mortgagee may foreclose. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee be foreclosed, the Mortgagee shall be bound to pay the reasonable costs and expenses of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee in the prosecution of this mortgage, and thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be recovered and collected hereunder.
- (6) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage, it is the true meaning of this instrument that if the Mortgagee 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 effect.
- (7) That the covenants herein contained shall bind, and the benefits and advantages shall accrue to the Mortgagee, heirs, executors, administrators, successors and assigns, of the parties herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 22nd day of January, 1971.

SIGNED, sealed and delivered in the presence of:  
*C. V. [Signature]*  
*[Signature]*

*Nelle Burns Chapman* (SEAL)  
 Nelle Burns Chapman (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }  
 Personally appeared the undersigned witness and made oath that (s)he, with the other witness subscribed above witnessed the execution thereof.  
 SWORN to before me this 22nd day of January, 1971.  
*C. V. [Signature]* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires 11/18/80

STATE OF SOUTH CAROLINA }  
 COUNTY OF }  
 MORTGAGOR WOMAN  
 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 mortgagee(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, rescind, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  
 GIVEN under my hand and seal this  
 day of 19  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina  
 Recorded Feb. 2, 1971 at 3:11 P. M. #17893