The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or for any other purpose. This mortgage shall also secure the Mortgagee for any amounts expended by the Mortgagee as permitted by the terms hereof or incurred by the Mortgagee in enforcing the obligations of the Mortgagor hereunder or in any way relating to the property described herein, with interest on such amounts at the rate set forth in the note secured hereby from the date of such expenditure, unless otherwise provided in writing.

(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 other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly any premium due for insurance made. All insurance shall be carried in companies approved by the Mortgagee and the 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. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and that it will continue construction until completion without interruption of any building now or hereafter commenced on the premises; that it will not remove or demolish any building thereon; that it will not commit or suffer any waste on the property; that it will not make or permit any change in the use of the property without the written consent of the Mortgagee; that it will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; that it will cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of the property may be reasonably necessary, the specific enumerations herein not excluding the general; that it will not plow, cultivate or otherwise disturb the property within the bounds of any road or highway; that it will not subdivide the property without the written consent of the Mortgagee; that it will not join in the execution of any plat of the property affecting the property without the written consent of the Mortgagee; that it will not consent to the construction of any private way across the property used in connection with any property not subject to the lien hereof without the written consent of the Mortgagee; that it will not transfer any water or mineral rights appurtenant to the property without the written consent of the Mortgagee; that it will not execute any grant or easement or dedication of any interest in the property without the written consent of the Mortgagee; that it will not execute any lease of the property or any part thereof without the written consent of the Mortgagee; that it will not assign the rents of the property without the written consent of the Mortgagee; that it will not enter into any agreement subordinating any lease of the property to any mortgage or other encumbrance without the written consent of the Mortgagee; that it will not terminate or consent to the cancellation or surrender of any lease of the property having an unexpired term of three years or more without the written consent of the Mortgagee; that it will not alter or modify the terms of any lease of the property having an unexpired term of three years or more without the written consent of the Mortgagee; that it will not accept prepayments of installments of rent to become due thereunder for more than one month in advance without the written consent of the Mortgagee; that it will not execute any modification or amendment of any lease of the property having an unexpired term of three years or more without the written consent of the Mortgagee; that it will not permit the assignment or subletting of any lease of the property having an unexpired term of three years or more without the written consent of the Mortgagee; that it will not permit any of the foregoing without the written consent of the Mortgagee.

(4) That it will pay, when due, all taxes, public assessments, water rates and other governmental or municipal charges, fines or impositions for which provision has not been made hereinabove, and will promptly deliver the official receipts therefor to the Mortgagee. That it will comply with all governmental and municipal laws, ordinances and regulations affecting the premises hereby encumbered, or any part thereof, and will not suffer or permit any violation of any of the same affecting said premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any court having jurisdiction thereof may, at any time thereafter, either before or after sale hereunder, and without notice to Mortgagor or any party claiming under Mortgagor, and without regard to the solvency or insolvency at the time of any person liable for the payment of the indebtedness hereby secured, enter an order appointing a receiver of the mortgaged premises, with full authority to enter upon and take possession of the premises and property described herein, and to collect all of the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagor, arising from said premises during the pendency of such proceedings, and after deducting all charges and expenses attending such proceedings and the execution of the order appointing a receiver, 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, or if any of the stipulations contained in any application for the loan secured hereby shall be found to be untrue in any material respect, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable without notice, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or for the collection of the debt secured hereby, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should proceedings be instituted by or against the Mortgagor or any party liable for the payment of the indebtedness hereby secured in bankruptcy, receivership or insolvency, or should the Mortgagor make an assignment for the benefit of creditors, or should the Mortgagor be adjudicated insolvent, or should any of the property described herein be attached, seized, subjected to a writ or distress warrant, or be levied upon, 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 sums owing by the Mortgagor hereunder, whether under the terms of the note secured hereby or this mortgage, shall become immediately due and payable without notice, and the Mortgagee shall be entitled to recover such attorney's fee, as may be reasonable under the circumstances, not exceeding fifteen per centum of the unpaid debt, after default, as may be stipulated in the note secured hereby, and all reasonable expenses incurred by the Mortgagee, or by any receiver appointed hereunder, in connection with any such proceedings, including reasonable attorney's fees, shall be payable on demand by the Mortgagor, shall become 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, then this mortgage shall be utterly null and void; otherwise it shall 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 include 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 23 day of December, 1970.

SIGNED, sealed and delivered in the presence of:

Betty L. Woodward

David L. Woodward

B. B. NORTON (SEAL)

(SEAL)

(SEAL)

(SEAL)

PROBATE

STATE OF SOUTH CAROLINA
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 23 day of December, 1970.

Clarence L. Woodward (SEAL)
Notary Public for South Carolina.
Commission Expires Jan 4, 1981

x Betty L. Woodward

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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

23 day of December, 1970.

Clarence L. Woodward (SEAL)
Notary Public for South Carolina.
Commission Expires Jan 4, 1981

Faye B. Norton
FAYE B. NORTON

Recorded Feb. 2, 1971 at 9:22 A. M., #17841.