

The Mortgagee (Lender) hereby agrees:

- (1) That this mortgage shall be a first mortgage for the payment of money and that this mortgage shall also secure the performance by the Mortgagor of all obligations hereof. All sums to advanced shall be applied to the discharge of the mortgage unless otherwise provided in writing.
- (2) That it will keep all improvements made from time to time by the Mortgagor or any person claiming under him, or in such amount as the Mortgagee may require, and that it will, at its expense, cause any policy insuring the mortgage to be paid directly to the Mortgagee, to the extent of the mortgage debt.
- (3) That it will keep all improvements made and that it will continue construction until completion and order upon said premises, make such improvements and charge the expense for such premises to the Mortgagor.
- (4) That it will pay, when due, all taxes and assessments against the mortgaged premises. This I will cause to be done against the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits, and that, should legal proceedings be instituted against the mortgagor, appoint a receiver of the mortgaged premises, and that it will receive, issue and profits, including a reasonable profit, on the mortgage and after deducting all charges and expenses, including the residue of the rents, issues and profits to the mortgagor.
- (6) That if there is a default in any of the covenants of this mortgage may be foreclosed. Should any legal proceedings be brought against the Mortgagor or any part thereof be placed in the hands of any attorney or other person, the Mortgagee, and a reasonable attorney's fee, shall constitute a charge against the Mortgagor, as a part of the debt secured hereby, and may be recovered therefor.
- (7) That the Mortgagor shall hold and enjoy the premises secured hereby, it is the true meaning of this instrument and the intent of the mortgage, and of the note secured hereby, that there be no forfeiture and virtue.
- (8) That the covenants herein contained shall bind and be binding on the Mortgagor, his heirs, administrators, successors and assigns, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 26th day of March 1971.

SIGNED, sealed and delivered in the presence of:
Elmo Gregory
John Hampton

Elmo Gregory
John Hampton

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PRIVATE

Personally appeared the undersigned witness and made oath that she was the wife of the Mortgagor and that she had read and understood the contents of the within written instrument and that she had signed and sealed the same as her act and deed and delivered the same to the Mortgagor.

SWORN to before me this 26th day of March 1971.

John Hampton (SEAL)
Notary Public for South Carolina
Commission Expires February 12, 1972

Elmo Gregory

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REMNUNCIATION OF DEBT

I, the undersigned Notary Public, do hereby certify that all whom I saw appear before me, did declare that she does freely, voluntarily, and without any compulsion, fraud or force of any person, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's heirs or assigns and assigns, all her interest and claims, and all her right and claim of debt of, in and to all and singular the premises hereby mortgaged, and that she has given under my hand and seal this 26th day of March 1971.

John Hampton (SEAL)
Notary Public for South Carolina
Commission Expires February 12, 1972

Wanda Hupp

Recorded March 30, 1971 at 2:00 P. M. #22609