

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee, its successors and assigns, for the payment of taxes, insurance premiums, and other charges on the premises. This mortgage shall also secure the Mortgagee, its successors and assigns, against the Mortgagee by the Mortgagor so long as the same shall be in force hereof. All suits so advanced shall bear interest at the rate of _____ unless otherwise provided in writing.
- (2) That it will keep the improvements now existing on the premises and from time to time by the Mortgagee against loss by fire, theft, and other causes, and renewals thereof shall be held by the Mortgagee, its successors and assigns, for the Mortgagee, and that it will pay all premiums for such insurance, and any policy insuring the mortgaged premises and appurtenances shall be made directly to the Mortgagee, to the extent of the balance owing on the mortgage.
- (3) That it will keep all improvements now existing on the premises, and that it will continue construction until completion, and will cause to be entered upon said premises, make whatever repairs and improvements it may deem necessary, and charge the expenses for such repairs or the completion of such improvements to the Mortgagee.
- (4) That it will pay, when due, all taxes, public assessments and other charges against the mortgaged premises. That it will comply with all government regulations and orders affecting the premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that, should legal proceedings be instituted pursuant to this instrument, any judge, justice, arbitrator, referee, receiver, or other officer of the court, or any other person, appointed a receiver of the mortgaged premises, with full authority by the court, to collect all rents, issues and profits, including a reasonable rental to be fixed by the court, and to pay the same to the Mortgagee, and after deducting all charges and expenses attending such proceedings, and the amount of the mortgage, 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, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby become a party of any suit involving this Mortgage or the title to the premises described herein, 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 costs and expenses, incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as 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 covered 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, that then this mortgage shall be utterly null and void, operative in no way, 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 30 day of March 1971,
 SIGNED, sealed and delivered in the presence of:

George F. Sawner (SEAL) William Whitman (SEAL)
Brenda G. Amick (SEAL) Emily F. White (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 30 day of March 1971
George F. Sawner (SEAL) Brenda G. Amick
 Notary Public for South Carolina. My commission expires: 12-16-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
 COUNTY OF Greenville }
 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within signed 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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
 30 day of March 1971
George F. Sawner (SEAL) Emily F. White
 Notary Public for South Carolina. My commission expires: 12-16-80
 Recorded March 30, 1971 at 11:00 A. M., #22590.