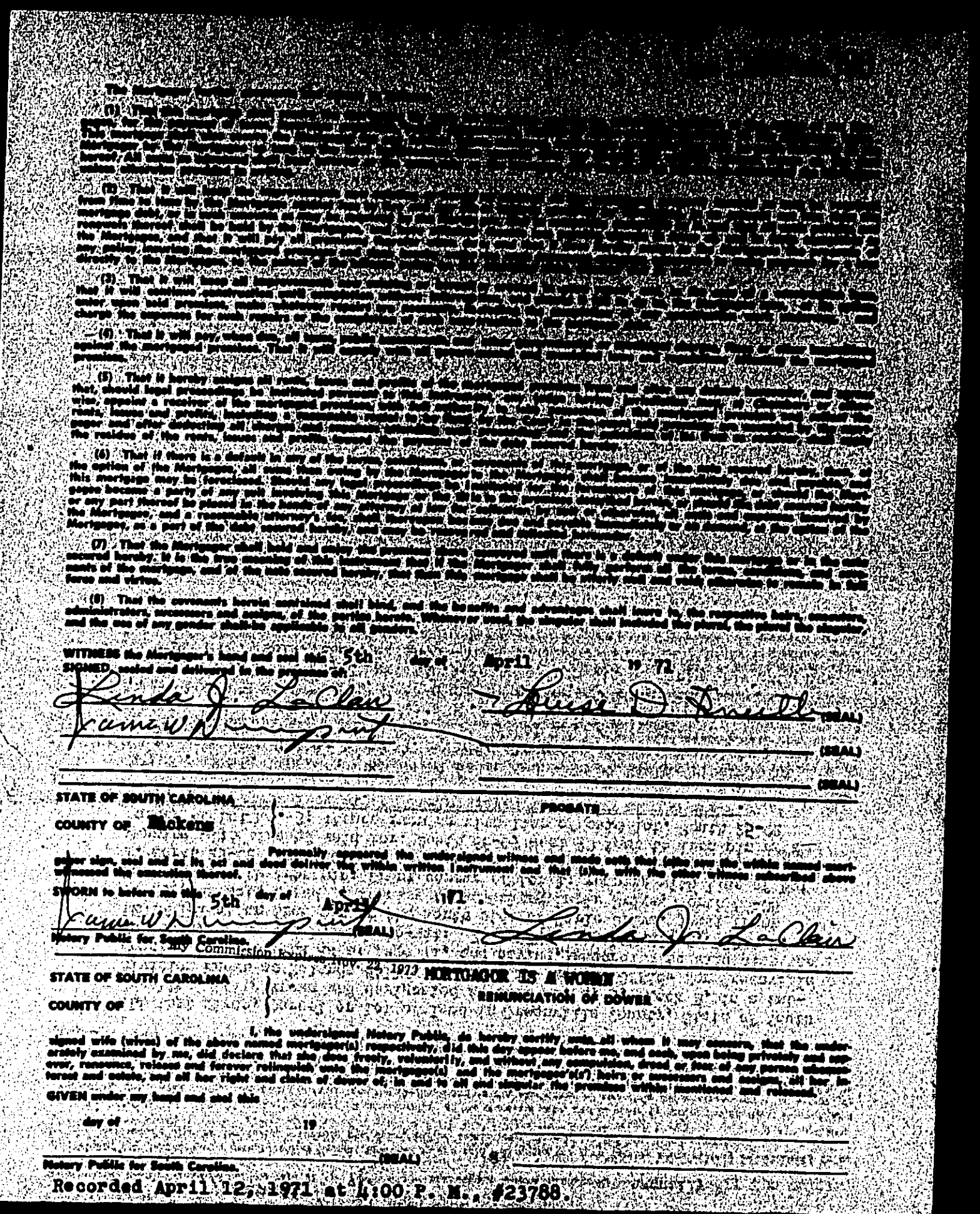

(5) That it hereby assigns all rents, issues and profits of the premises to the Mortgagee as additional security hereunder, and agrees that, should legal proceedings be instituted pursuant to this mortgage, it will not object to the appointment of a receiver to take charge of the premises, and will assign as additional security hereunder, upon demand of the Mortgagee, all leases of the premises, and will execute and deliver, upon demand of the Mortgagee, all such further assurances and assignments as the Mortgagee shall from time to time require;

(6) That in the event of any default in any of the terms, conditions or covenants of this mortgage or of any note secured hereby, all sums then owing by the Mortgagor to the Mortgagee hereunder or under said note shall become immediately due and payable, at the option of the Mortgagee, and this mortgage may be foreclosed. Should any legal proceedings be instituted pursuant to this mortgage or said note, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises covered hereby, 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, the Mortgagor will pay to the Mortgagee, and a reasonable attorney's fee, shall become a part of the debt secured hereby, and may be recovered and collected hereunder. All costs and expenses incurred by the Mortgagee, or a part of the debt secured hereby, and may be recovered and collected hereunder. All costs and expenses incurred by 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 said premises until the happening of an event of default hereunder; that all agreements and undertakings arising hereunder shall extend to and be binding upon the Mortgagor, his heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the Mortgagee, his successors and assigns; that 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 satisfied and shall terminate, or become void, and the Mortgagee shall, after written demand therefor by the Mortgagor, and at the cost of the Mortgagor, execute a release or satisfaction of this mortgage; but should default be made in the payment of any sum expended by the Mortgagee under the authority hereof, or should default occur in any of the terms, conditions and covenants of the mortgage, or of the note secured hereby, that then this mortgage shall be wholly and solely subsisting to 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 5th day of April, 19 71.

SIGNED, sealed and delivered in the presence of:

Linda J. LaClair (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Pickens

PROBATE

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 5th day of April, 1971.

Notary Public for South Carolina. (SEAL)
My Commission Expires Nov. 22, 1979

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGOR IS A 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 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

day of 19

(SEAL)

Notary Public for South Carolina.

Recorded April 12, 1971 at 4:00 P. M., #23788.