

The Mortgagor further covenants and agrees that:

- (1) That this mortgage shall secure the Mortgagee, for the payment of taxes, insurance, and other charges, for the payment of which this mortgage shall also secure the Mortgagor. This mortgage shall also secure the Mortgagor by the Mortgagee so long as the mortgage hereof. All sums so advanced shall bear interest unless otherwise provided in writing.
- (2) That it will keep the improvements and premises from time to time by the Mortgagee against loss by fire, theft, or other cause, and shall renewals thereof shall be held by the Mortgagee, and that it will pay all premiums on any policy insuring the mortgaged premises and any policy insuring the mortgaged premises shall be paid directly to the Mortgagee, to the extent of the balance owing on the mortgage.
- (3) That it will keep all improvements now existing or hereafter to be made on the premises, and that it will continue construction until completion, and shall pay for all repairs and expenses 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 governmental and public laws and ordinances affecting the mortgaged 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, or other officer, or otherwise, appoint a receiver of the mortgaged premises and shall, as rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of foreclosure, be accounted by the Mortgagee and after deducting all charges and expenses attending such proceedings and the payment of its trust as receiver, shall 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, 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 Mortgagee 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 or 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 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, that then this mortgage shall be utterly null and void otherwise 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 19th day of May 1971

SIGNED, sealed and delivered in the presence of:
Bruce W. Bogerman
Charles A. Gilbert

Ernest C. Ellis
Ernest C. Ellis (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PRESTATE

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 19th day of May 1971

Bruce W. Bogerman (SEAL)
Notary Public for South Carolina
My Commission Expires 6/14/79

Charles A. Gilbert

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (w/ves) 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 18th

day of May 1971
Bruce W. Bogerman (SEAL)
Notary Public for South Carolina
My Commission Expires 6/14/79

Mary L. Ellis
Mary L. Ellis

Recorded May 19, 1971 at 11:46 A. M., #27675.