

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter...

All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand...

(2) That it will keep the improvements now existing or hereafter created on the mortgaged property insured...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges...

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder...

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage...

(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.

WITNESS the Mortgagor's hand and seal this 1st day of June, 1971.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Betty H. Alvey and J. M. Alvey.

Richard D. Mitchell (SEAL)
Richard Mitchell (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE Greenville

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...

SWORN to before me this 1st day of June, 1971.

Notary Public for South Carolina (SEAL) My Commission Expires: 7/21/80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE Greenville

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...

GIVEN under my hand and seal this 1st day of June, 1971.

Notary Public for South Carolina (SEAL) Elisabeth M. Mitchell

My Commission Expires: 7/21/80

Recorded June 1, 1971 at 11:23 A.M., #28934

Vertical stamps: MO, STAT, PAID \$, RECD