

the Mortgagee for the attorneys fees referred to, infra, and pursuant to the provisions of this mortgage.

3. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair.

4. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the due dates thereof and to exhibit the receipts therefor at the offices of the Mortgagee immediately upon payment.

5. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter to be erected, insured against loss by fire, windstorm and other hazards in a sum not less than the balance due hereunder at any time plus the balance due on the debt underlying the mortgage on the premises recorded in Book 1229, Page 213 in the office of the Clerk of Court for Greenville County, South Carolina, and, in a company or companies acceptable to the Mortgagee, and Mortgagor does hereby assign to the extent of the Mortgagee's interest in the premises the policy or policies of insurance to the Mortgagee; and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee by registered mail.

6. That the Mortgagor will not further encumber the premises above described, without the prior consent of the Mortgagee, but such consent shall not be unreasonably withheld, and should the Mortgagor so encumber such premises without the Mortgagor's prior consent, the Mortgagee may, at its option, declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.

7. That the Mortgagor will not alienate any interest in the premises without the approval of Mortgagee, but such approval will not be unreasonably withheld. Should the Mortgagor fail to comply with the provisions of the within paragraph, the Mortgagee, at his option, may declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect such indebtedness.

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