

(3) That it will keep all improvements... will continue construction until completion... make whatever repairs are necessary...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other impositions against the mortgaged premises...

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises... should legal proceedings be instituted... appoint a receiver of the mortgaged premises...

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage... all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable...

(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...

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns...

WITNESS the Mortgagor's hand and seal this 17 day of January 1972

SIGNED, sealed and delivered in the presence of:

Signatures of Mortgagor and witnesses, with (SEAL) markings.

STATE OF SOUTH CAROLINA } COUNTY OF 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 17th day of January 1972

Notary Public for South Carolina My Commission to Expire May 22, 1978

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 (wives) of the above named mortgagor(s) respectively, did this day appear before me...

GIVEN under my hand and seal this 17th day of January 1972

Notary Public for South Carolina My Commission to Expire May 22, 1978