The Mortgagor further covenants and [illegible]

(1) That this mortgage shall secure the [illegible] gagee, for the payment of taxes, insurance [illegible] This mortgage shall also secure the [illegible] Mortgagor by the Mortgagee so long as [illegible] hereof. All sums so advanced shall bear interest [illegible] unless otherwise provided in writing.

(2) That it will keep the improvements now [illegible] from time to time by the Mortgagee against loss by [illegible] mortgage debt, or in such amounts as may be required by the [illegible] renewals thereof shall be held by the Mortgagee [illegible] the Mortgagee, and that it will pay all premiums therefor [illegible] any policy insuring the mortgaged premises [illegible] directly to the Mortgagee, to the extent of the balance [illegible]

(3) That it will keep all improvements now existing or [illegible] that it will continue construction until completion [illegible] enter upon said premises, make whatever repairs are [illegible] charge the expenses for such repairs or the construction [illegible]

(4) That it will pay, when due, all taxes, public assessments, and [illegible] against the mortgaged premises. That it will comply with all governmental [illegible] premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction [illegible] wise, appoint a receiver of the mortgaged premises, with full authority [illegible] rents, issues and profits, including a reasonable rental to be fixed by the Court in the event [illegible] gagor and after deducting all charges and expenses attending such proceeding and the execution of [illegible] 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, 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 [illegible] gagee become a party of any suit involving this Mortgage or the title to the premises described herein, or [illegible] 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 of the Mortgagee, and shall be secured by this mortgage. 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 22nd day of September 1972

SIGNED, sealed and delivered in the presence of:

Linda M. Galloway

Joe A. Phillips

James W. Saville (SEAL)

Mary L. Saville (SEAL)

(SEAL)

(SEAL)

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 and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 22nd day of September 1972

Joe A. Phillips (SEAL)

Notary Public for South Carolina.

My Commission Expires 6-10-80

Linda M. Galloway

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, 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

22nd day of September 1972

Mary L. Saville

Joe A. Phillips (SEAL)

Notary Public for South Carolina.

Recorded Sept. 22, 1972 12:02 P.M. # 8950

POS. PAID

REC'D