

Mortgagor covenants as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by said note in the manner therein provided, or as modified by mutual agreement in writing.

2. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and other hazards, casualties and contingencies in such amounts as may be required by Mortgagee.

3. That he will keep all improvements now existing or hereafter erected on the property in good repair.

4. That he hereby assigns all the rents, issues and profits of the premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges attending such proceedings and the execution of his trust as receiver, shall apply the residue toward the payment of the debt secured hereby.

5. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under the mortgage or note. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms and conditions of the mortgage and note, then this mortgage shall be utterly void; otherwise to remain in full force.

6. The covenants herein contained shall bind, and the benefits and advantages inure to, the respective heirs, administrators, successors and assigns of the parties hereto.

WITNESS my hands and seal this 4th day of October 1974.

Signed, sealed and delivered

Jesse Cornelius Beck
JESSE CORNELIUS BECK

in the presence of
Carolyn B. Pate
Lewis R. Pate

MITCHELL, BISHOP
AND JOE, ATTYS.
4 NONA STREET
GREENVILLE, S.C.

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