(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all mamiliant therefore, when dains and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs en necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply 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, then, 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, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby 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, at the option of 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 coverants 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.

| gender shall be applicable to all gene  |  | r used, the singular sha  | ill included the plural, the  | plural the singular, and the use of   | nis-<br>any  |
|---|--|---|---|---|--------------|
| WITNESS the Mortgagor's hand an Signer, sealed and delivered in the off   |  | day of November   | er 19 8<br>Milasa C   | 80<br>Lawton ISE  | AL)          |
| 1 My 1 yes  | <del></del>  |   |   |   | AL)          |
| STATE OF SOUTH CAROLINA   | )  |   | PROBATE   |   | <del>_</del> |
| county or Greenvil  | le   |   |   |   |              |
| seal and as its act and decd deliver thereof.   | Personally appeared to the within written instru-  | he undersigned witness<br>ment and that (s)he, v                              | and made oath that (s)he with the other witness sul                             | saw the within named mortgagor s<br>bscribed above witnessed the execu  | ign,<br>tion |
| SWORN to below me this 6th Notary Public for South Caroling My Commission Expires:                                | (SEAL  | r <sup>19</sup> 80  | Camela C  | Simpia  |              |
| STATE OF SOUTH CAROLINA   | ``   | PYST  | INCLUTION OF DOME   |   |              |
| COUNTY OF GREENVILLE  | }  |   | INCIATION OF DOWE essary Female   |   |              |
| did declare that she does freely, vol<br>relinquish unto the mortgages(s) a<br>of dower of, in and to all and sin | gor(s) respectively, did this i<br>funtarily, and without any c<br>ind the mortgagee's(s') hei | day appear before me, a<br>compulsion, dread or fe<br>rs or successors and as | and each, upon being pri<br>ar of any person whom<br>signs, all her interest an | hay concern, that the undersigned vately and separately examined by soever, renounce, release and for side estate, and all her right and cl | me,<br>ever  |
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| GIVEN under my hand and seal thi  |  | mentioned and released  | <u></u>   |   | laim         |
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| day of  Notary Public for South Carolin   | 19 .<br>2.   |   |   | 14310   |              |

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