[illegible]

(4) That it will keep all [illegible] from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such manner and in such amounts as may be required by the Mortgagee and that it will keep all policies evidencing such insurance duly assigned to the Mortgagee, and that it will promptly deliver to the Mortgagee, in the event of foreclosure of this mortgage or any other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, all such policies then in force. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(5) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the mortgaged property and that it will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property. Should it fail to keep the improvements on said property in good repair, the Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full amount expended for such repairs shall be added to the indebtedness secured by this mortgage and shall be due and payable immediately without demand, and shall bear interest at the rate of eight per centum per annum until paid. The Mortgagee may enter upon said premises, make whatever repairs are necessary, and may pay for labor and materials employed in connection therewith, and may employ an agent to care for said premises, and pay such commissions and charges as are customary in the locality for such services. The Mortgagee shall be the sole judge of the necessity for any such repairs, of the amount necessary to be expended therefor, and of the agent or employee to be employed, and all moneys expended for any of the purposes herein authorized and all expenses, including attorneys' fees, incurred in connection therewith, shall be secured hereby and shall be immediately repayable by the Mortgagor with interest thereon at the rate of eight per centum per annum. The Mortgagee, its agents, employees or attorneys may enter at any reasonable time upon the premises for the purpose of inspecting the same and for the purpose of performing any of the acts it is authorized to perform hereunder.

(6) That it will pay when due all taxes, public assessments, water rates, dues, charges, fines and impositions attributable to the mortgaged premises, and will promptly deliver official receipts therefor to the Mortgagee. That it will not permit or suffer any lien of mechanics or materialmen or other lien to accrue against the mortgaged premises. That it will comply with all governmental requirements with respect to the mortgaged premises, the use or occupancy thereof, the manner of conducting business thereon and any other matter affecting the mortgaged premises.

(7) That it hereby assigns all rents, issues and profits of the mortgaged premises from time to time accruing, and agrees that, should legal proceedings be instituted pursuant to this mortgage, or any [illegible] foreclosure hereof, or should the Mortgagee, its successors or assigns, without instituting such proceedings, enter upon and take possession of the mortgaged premises for the purpose of foreclosing this mortgage or otherwise, or should a receiver be appointed in any such proceedings, the Mortgagee, its agents or attorneys, or such receiver, shall be entitled to collect such rents, issues and profits and to apply the same, after paying all proper charges and expenses, including reasonable counsel fees incurred in connection with such proceedings, to the payment of the debt secured hereby, in such order as the Mortgagee may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(8) 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.

(9) 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 this 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.

(10) 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 4th day of December 1969, SIGNED, sealed and delivered in the presence of:

George A Still Jr. (SEAL)

Eva M Still (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 4th day of December 19 69

Notary Public for South Carolina. (SEAL)
My Commission expires Oct. 16, 1979

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

4th day of December 1969

Eva M. Still

Notary Public for South Carolina. (SEAL)
My Commission expires 10-16-79

Recorded Dec. 12, 1969 at 11:00 A. M. #13600