

charge the expenses for such repairs or the completion of such construction to the mortgagee debt.

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

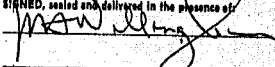

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at will, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are sequestrated and after deducting all charges and expenses attending such proceeding and the execution of its trust as to the residuum of the rents, issues and profits toward the payment of the debt secured hereby.

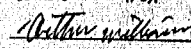
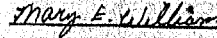
(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, the Mortgagee becomes a party of any suit involving this Mortgage or the title to the premises described herein, or should the Mortgagee or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand by 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 secured hereby, it is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void of force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 31st day of December 1969.

SIGNED, sealed and delivered in the presence of:



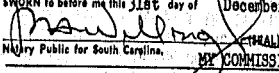
STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s)he saw the Mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness, witnessed the execution thereof.

SWORN to before me this 31st day of December 1969


Notary Public for South Carolina.

MY COMMISSION EXPIRES 10-16-78

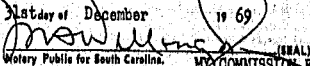
STATE OF SOUTH CAROLINA

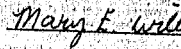
RENUNCIATION OF DOWER

COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (s)he, the undersigned mortgagor(s) respectively, did this day appear before me, and each, upon being separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)' heirs or successors and their heirs and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned.

GIVEN under my hand and seal this 31st day of December 1969


Notary Public for South Carolina.



MY COMMISSION EXPIRES 10-16-78

Recorded Dec. 31, 1969 at 1:00 P. M., #11807.