11. It is agreed that the mortgagor shall keep the buildings on the premises described in this mortgage insured against loss by fire for the benefit of the mortgagee during the continuance of the debt, in the sum of $ [illegible] and that in the event the mortgagor shall fail to keep said buildings insured as above specified, or shall fail to assign and deliver the policies to the mortgagee, then the mortgagee may cause said buildings to be insured as aforesaid, and the premium paid therefor shall be added to the debt hereby secured and bear interest at the rate specified in the note. The mortgagee shall not be responsible for the form, amount or sufficiency of any insurance effected hereunder, or for the risks insured against, or for the validity of any claim thereunder, or for the payment of premiums, but only for the duty of the mortgagee to receive the proceeds of any insurance policy upon the indebtedness secured hereby.

12. It is agreed that the mortgagor shall pay all taxes and assessments levied against the premises described in this mortgage as they become due and payable, and in default thereof the mortgagee may pay the same, and the amount so paid shall be added to the debt hereby secured and bear interest at the rate specified in the note.

13. It is agreed that the mortgagor shall keep the buildings on the premises described in this mortgage in good repair, and shall not commit or suffer any waste on said premises, and that time is of the essence of this agreement in all particulars.

14. It is agreed that the mortgagor shall fully perform all the terms, conditions and stipulations of the note secured hereby, and that then this mortgage shall be void; otherwise to remain in full force and effect.

WITNESS MY hand and seal this 1st day of February 1971

Signed, Sealed, and Delivered

in the Presence of:

Dan K. Clark (SEAL)

Clifford F. Cahill (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Clifford F. Cahill and made oath that he saw the within named Nana A. Clark Smith (formerly Nana A. Clark) sign, seal and as her act and deed deliver the within written deed, and that he, with Dan K. Clark witnessed the execution thereof.

SWORN to before me this the 1st day of February, A. D. 1971.

Clifford F. Cahill (SEAL)
Notary Public for South Carolina

My Commission Expires: 4-7-79

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WOMAN MORTGAGOR
RENUNCIATION OF DOWER

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me, and, 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 or persons whomsoever, renounce, release and forever relinquish unto the within named his heirs, successors and assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this day of , A. D. 19

(SEAL)
Notary Public for South Carolina

Recorded Feb. 1, 1971 at 5:13 P. M., #17804.