...The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sum or sums as may be advanced hereafter, for the payment of taxes, insurance, assessments, public charges or for any other purpose at the option of the Mortgagee, not exceeding in the aggregate the original amount stated herein. This mortgage shall also secure the Mortgagee for any amounts now owing by the Mortgagor to the Mortgagee or hereafter owing by the Mortgagor to the Mortgagee as long as the total indebtedness thereby secured does not exceed the original amount stated herein or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all sums so advanced shall bear interest at the same rate as the principal hereof. All sums so advanced shall bear interest at the same rate as the principal hereof from date of payment by the Mortgagee, unless otherwise provided in writing.

(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 other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly any premium therefor and that all such insurance shall be carried in companies approved by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In 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 the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In 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 any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and that it will not commit or suffer any waste of the mortgaged property. That it will continue construction until completion without interruption, and should it default in so doing, the Mortgagee may enter upon said premises, make whatever repairs are necessary to the improvements and charge the expenses for such repairs or the completion of such improvements to the mortgage debt.

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

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and that, should legal proceedings be instituted pursuant to this instrument, any action leading to foreclosure of this mortgage, or should the Mortgagee become a party to 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 sums then owing by the Mortgagor to the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or at any time thereafter at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(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 sums then owing by the Mortgagor to the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or at any time thereafter 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 debt 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, then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) 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 30th day of January, 1971

SIGNED, sealed and delivered in the presence of:

Linda D. Laws

Geraldine T. Lyons

Mountain View Church of God of Prophecy (SEAL)

By Johnny W. Smith (SEAL)

By John W. Smith (SEAL)

By George W. Tennessee (SEAL)

STATE OF SOUTH CAROLINA } PROBATE

COUNTY OF Greenville }

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 30th day of January 19

Geraldine T. Lyons (SEAL)

Linda D. Laws

Notary Public for South Carolina

Notary Public, South Carolina State at Large

My Commission Expires: Dec. 20, 1978

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER Mortgagors are Trustees.

COUNTY OF }

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

day of 19

(SEAL)

Notary Public for South Carolina.

Recorded Feb. 2, 1971 at 9:47 A. M. #17840