

The Mortgagor further covenants and agrees:

- (1) That this mortgage shall secure the payment of the principal and interest on the mortgage, for the payment of taxes, levies, assessments, and other charges on the mortgaged premises. This mortgage shall also secure the performance of the obligations of the Mortgagor by the Mortgagee so long as the same are secured by this mortgage. All sums so advanced shall bear interest at the rate of _____ per annum unless otherwise provided in writing.
- (2) That it will keep the improvements now existing on the mortgaged premises from time to time by the Mortgagee against loss by fire, theft, or other casualty, or mortgage debt, or in such amounts as may be required for the repair, maintenance, and renewals thereof shall be held by the Mortgagee, and that it will pay all premiums on any policy insuring the mortgaged premises and any improvements thereon, and will pay directly to the Mortgagee, to the extent of the balance due on the mortgage, the amount of such premiums.
- (3) That it will keep all improvements now existing on the mortgaged premises, and that it will continue construction until completion of the same, and will not enter upon said premises, make whatever repairs and improvements it may deem necessary, or charge the expenses for such repairs or the completion of the same, to the Mortgagor.
- (4) That it will pay, when due, all taxes, public assessments, levies, and other charges against the mortgaged premises. That it will comply with all governmental orders and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that, should legal proceedings be instituted against the Mortgagor, or should the Mortgagor die, or should the Mortgagor be adjudged bankrupt, or should the Mortgagor be a party to any suit involving this mortgage, or should the Mortgagor become a party to any suit involving this mortgage, or should the Mortgagor or any part thereof be placed in the hands of any attorney at law for collection, or should the Mortgagor, and a reasonable attorney's fee, shall thereupon become a part of the debt secured hereby, and may be recovered and collected by the Mortgagee, as a part of the debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or if the Mortgagee should deem it expedient to foreclose this mortgage, or if this mortgage may be foreclosed, should any legal proceedings be instituted against the Mortgagor, or should the Mortgagor become a party to any suit involving this mortgage, or should the Mortgagor or any part thereof be placed in the hands of any attorney at law for collection, or should the Mortgagor, and a reasonable attorney's fee, shall thereupon become a part of the debt secured hereby, and may be recovered and collected by the Mortgagee, as a part of the debt secured hereby.
- (7) That the Mortgagor shall hold and enjoy the premises hereinafter described and secured hereby, it is the true meaning of this instrument that if the Mortgagor and the Mortgagee should have any dispute, or if the Mortgagor should die, or if the Mortgagor should be a party to any suit involving this mortgage, or should the Mortgagor or any part thereof be placed in the hands of any attorney at law for collection, or should the Mortgagor, and a reasonable attorney's fee, shall thereupon become a part of the debt secured hereby, and may be recovered and collected by the Mortgagee, as a part of the debt secured hereby.
- (8) That the covenants herein contained shall bind, and the Mortgagee and its successors, 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 15th day of March 1971.

SIGNED, sealed and delivered in the presence of:

V.E. Jewell (SEAL)
Kenneth A. Thisher (SEAL)

Betty Joan S. Hair (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and so file, act and deed deliver the within written instrument and that (she, with the other witness subscribed above) witnessed the execution thereof.

Subscribed and sworn to before me this 15th day of March 1971.

Kenneth A. Thisher (SEAL)
 Notary Public for South Carolina.
 My Commission Expires November 23, 1980

V.E. Jewell (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF _____

RENUNCIATION OF DOWER - HUMAN MORTGAGOR

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor's (or) heirs or assigns, and assigns, all her or their dower and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and related.

GIVEN under my hand and seal this _____ day of _____ 19____.

 (SEAL)
 Notary Public for South Carolina.

Recorded March 30, 1971 at 2:00 P. M., No. 22607