The Mortgagor [illegible]

(1) That this [illegible] purpose, for the payment of [illegible] This mortgage shall also [illegible] Mortgagor by the Mortgagee [illegible] hereof. All sums so advanced [illegible] unless otherwise provided [illegible]

(2) That it will keep the [illegible] from time to time by the Mortgagee [illegible] mortgage debt, or in such amounts as [illegible] reasonable thereof shall be given [illegible] the Mortgagee, and that it will [illegible] any policy insuring the mortgaged [illegible] directly to the Mortgagee, to the extent of the [illegible]

(3) That it will keep all buildings [illegible] that it will continue construction [illegible] enter upon said premises, make [illegible] charge the expense for such repairs [illegible]

(4) That it will pay, when due, all taxes [illegible] against the mortgaged premises. That it will [illegible] premises.

(5) That it hereby assigns all rents, issues and profits [illegible] that, should legal proceedings be instituted pursuant [illegible] wise, appoint a receiver of the mortgaged premises, who [illegible] rents, issues and profits, including a reasonable rental [illegible] gagor and after deducting all charges and expenses allowed [illegible] the residue of the rents, issues, and profits toward the payment [illegible]

(6) That if there is a default in any of the terms, conditions, or covenants [illegible] the option of the Mortgagee, all sums then owing by the Mortgagor [illegible] this mortgage may be foreclosed. Should any legal proceedings be instituted [illegible] gagee become a party of any suit involving this Mortgage or the title [illegible] or any part thereof be placed in the hands of any attorney at law [illegible] the Mortgagee, and a reasonable attorney's fee, shall thereupon become due [illegible] Mortgagee, as a part of the debt secured hereby, and may be recovered and collected [illegible]

(7) That the Mortgagor shall hold and enjoy the premises above conveyed [illegible] secured hereby. It is the true meaning of this instrument that if the mortgagor [illegible] nants of the mortgage, and of the note secured hereby, then this mortgage [illegible] 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, and 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 20th day of March, 19 71

SIGNED, sealed and delivered in the presence of:

Vera E. Bennett

Jack Thompson

(SEAL)

(SEAL)

(SEAL)

(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 20th day of March, 1971.

Jack Thompson (SEAL) Vera E. Bennett

Notary Public for South Carolina.

My Commission Expires February 13,1980

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER

COUNTY OF FEMALE 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 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)' 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 March 30, 1971 at 2:00 P. M., #22609.