

The Mortgagee hereby certifies that the premises described in this mortgage are not subject to any other mortgage or lien in favor of any person other than the Mortgagee.

(1) That this mortgage shall be a first mortgage for the payment of (sum)                      Dollars. This mortgage shall also secure the debt owing by the Mortgagee to the Mortgagee as long as the latter is the owner of the premises. 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 premises from time to time by the Mortgagee apportioned over the term of the mortgage debt, or in such amounts as may be required by the Mortgagee, and the Mortgagee shall be held by the Mortgagee, and that it will pay all expenses for the maintenance of any policy insuring the mortgaged premises and that it will pay all expenses directly to the Mortgagee, to the extent of the balance owing on the mortgage.

(3) That it will keep all improvements now existing on the premises, and that it will continue construction until completion without interruption, and will, in the event of any repairs or improvements, make whatever repairs are necessary, including the replacement of any improvements, and charge the expenses for such repairs to the Mortgagee.

(4) That it will pay, when due, all taxes, assessments, and other charges against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances relating to the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and that, should legal proceedings be instituted pursuant to this instrument, it will, in addition to the principal and interest, appoint a receiver of the mortgaged premises, and will, in addition to the principal and interest, pay the costs of such proceedings, and will, in addition to the principal and interest, pay the costs of such proceedings, and will, in addition to the principal and interest, pay the costs of such proceedings.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, the Mortgagee may, at its option, foreclose this mortgage, and should any legal proceedings be instituted for the foreclosure of this mortgage, the Mortgagee shall be a party to any suit involving this mortgage or the title to the premises, and the Mortgagee shall be bound to pay the costs of such proceedings, and a reasonable attorney's fee, shall thereupon become due and payable to the Mortgagee, as a part of the debt secured hereby, and may be recovered and satisfied therefor.

(7) That the Mortgagee shall hold and enjoy the premises above described and there is no other lien on the premises secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully discharge all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, and shall be of no force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the parties hereunto, and their heirs, administrators, executors 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 Mortgagee's hand and seal this 22nd day of December 1971.

SIGNED, sealed and delivered in the presence of:

John Adam (SEAL)

Jack S. Pace (SEAL)

Annie Sue Pace (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF Greenville }

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

SWORN to before me this 22nd day of December 1971.

                     (SEAL)  
 Notary Public for South Carolina. 1-15-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
 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, fraud, or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor'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 22nd day of December 1971.

                     (SEAL)  
 Notary Public for South Carolina. 1-15-80

Annie Sue Pace (SEAL)

Recorded December 27, 1971 at 3:00 P. M., 1971

Lo    Reck    Mortg    Tax    Lic    Com    100    21    STA    RECORD