

The Mortgagor further covenants and agrees that:

- (1) That this mortgage shall secure the payment of the principal of the note secured hereby, the payment of taxes, insurance premiums, and all other charges which may be assessed or levied against the mortgaged premises, and shall also secure the Mortgagee for any further loans which may be made by the Mortgagee on the mortgaged premises, so long as the total indebtedness then secured does not exceed the amount of the original mortgage debt and shall be payable at the same rate as the mortgage debt and shall be secured by this mortgage.
- (2) That it will keep the improvements on the mortgaged premises insured against loss by fire, theft, and other causes, in such amounts as may be required by the Mortgagee, and the Mortgagee shall have the right to name the insurance company to be held by the Mortgagee, and have attached thereto a policy insuring the mortgaged premises against such loss, and the Mortgagee hereby authorizes each insurance company concerned to make payment for such loss or damage to the Mortgagee, whether due or not.
- (3) That it will keep all improvements now pending or hereafter made on the mortgaged premises, and will cause the same to continue construction until completion without interruption, and will cause the same to be completed as soon as practicable, and make whatever repairs are necessary, including the installation of water, gas, and electric lines, and will cause the same to be completed to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other charges which may be assessed or levied against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances which may be applicable to the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and all other income which may be received from the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the same, and to lease the same for a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor, and all such rents, issues and profits, and the execution of its trust as receiver, shall apply the same to the payment of the debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage or of the note secured hereby, or if the Mortgagee shall 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 costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, 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 note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform 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, otherwise to remain in full force and effect.
- (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 20th day of March 1972

SIGNED, sealed and delivered in the presence of:
C. Peter Gyle
Malcolm Golder

W. Smith Batson (SEAL)
W. Smith Batson (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
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 1972
C. Peter Gyle (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-18-80
Malcolm Golder

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PURCHASE MONEY MORTGAGE
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that all whom it may concern, that the undersigned wife 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 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 related.

GIVEN under my hand and seal this
day of 19
Notary Public for South Carolina. (SEAL)
Recorded March 20, 1972 at 11:48 A. M., #25026