The Mortgagor further [illegible]

(1) That this mortgage [illegible] payment of [illegible] This mortgage shall also secure [illegible] Mortgagor by the Mortgagee [illegible] hereof. All sums so advanced shall bear interest at the rate [illegible] unless otherwise provided in writing.

(2) That it will keep the improvements now [illegible] from time to time by the Mortgagee against loss by fire [illegible] mortgage debt, or in such amounts as may be required [illegible] insurance thereon shall be held by the Mortgagee [illegible] the Mortgagee, and that it will pay all premiums [illegible] any policy insuring the mortgaged premises [illegible] directly to the Mortgagee, in the amount [illegible]

(3) That it will keep all improvements now existing [illegible] that it will continue construction until completion [illegible] enter upon said premises, make whatever repairs [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 comply with all governmental [illegible] mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] that, should legal proceedings be instituted pursuant to this mortgage [illegible] wise, against a receiver of the mortgaged premises, who shall be empowered to collect the rents, issues and profits, including a reasonable rental for the use of the premises during the pendency of any such proceeding, and without the rents, issues and profits, hereby assigned, shall be paid to the Mortgagee and applied by the Mortgagee or a receiver, upon the mortgagor and after deducting all charges and expenses attendant upon such proceeding and the operation of the premises as receiver, shall apply the residue of the rents, issues and profits hereby assigned 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 in the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor under this mortgage or in the note secured hereby, shall 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 covered hereby, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by reason of default, then 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 default shall be made in the payment of the indebtedness evidenced by this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall pay the said indebtedness and shall comply with all the terms, conditions, and covenants of the 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, successors, 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 25th day of April 1972.
SIGNED, sealed and delivered in the presence of:

John B. Odom

S. Lightsey Grant (SEAL)
Miriam B. Grant (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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 day of April 1972.
Grace A. Floyd (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES 1-25-82

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

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 April 1972.
Miriam B. Grant
Grace A. Floyd (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES 1-25-82

Recorded April 27, 1972 at 11:30 A.M., #29109

RECORDED