

The Mortgagor further covenants and agrees:

- (1) That this mortgage shall remain in full force and effect until the payment of taxes, assessments, and other charges levied upon the premises by the Mortgagor for any further taxes, assessments, and other charges levied upon the premises thus secured after the date of the recording of this mortgage, and the mortgage debt and shall be payable by the Mortgagor.
- (2) That it will keep the premises in good repair and shall at all times by the Mortgagor against loss by fire, theft, or other casualty, and shall pay the amounts as may be required by the Mortgagor, and the Mortgagor shall pay all insurance for which due; and that it does hereby assign to the Mortgagor the benefit of all such insurance company concerned to make payment for the loss of the premises, whether due or not.
- (3) That it will keep all improvements now existing on the premises, and shall continue construction until completion without interruption, and shall make and pay for whatever repairs are necessary, including the completion of the same, and shall prevent the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other charges levied upon the mortgaged premises. That it will comply with all governmental and judicial orders and judgments against the mortgaged premises.
- (5) That it hereby assigns all title, interest, and power of the premises herein, and agrees that should legal proceedings be instituted pursuant to this instrument, any legal proceedings may be instituted or otherwise against a portion of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to sell the same, and to execute a deed, to be fixed by the Court in the event said premises are occupied by the Mortgagor, and expenses, including such proceedings and the execution of his trust as receiver, shall apply 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, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagee shall become 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 described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney 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 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, 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 17 day of April 1972

SIGNED, sealed and delivered in the presence of:

Betty F. Goodwin  
E. M. Riley Jr.

N. Kathryn Miller (SEAL)  
N. Kathryn Miller (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 7 day of April 1972

Edward P. Riley Jr. (SEAL)  
 Notary Public for South Carolina  
 My Commission expires: 8-2-80

Betty F. Goodwin  
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STATE OF SOUTH CAROLINA  
COUNTY OF

NO RENUNCIATION OF DOWER  
MORTGAGOR A WOMAN

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 mortgagor(s) and the mortgagor(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 \_\_\_\_\_ 1972

Notary Public for South Carolina (SEAL) Recorded: April 28, 1972 at 2:33 P. M. #29261