

(3) That it will keep all improvements now existing on the premises and will continue construction until completion without interruption, and that it will, on the said premises, make whatever repairs are necessary, including the cost of such repairs, for such repairs or the completion of such construction to the mortgagee.

(4) That it will pay, when due, all taxes, public assessments, and other charges and expenses against the mortgaged premises. That it will comply with all governmental laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from the date any action is brought, and agrees that, should legal proceedings be instituted pursuant to this instrument, any court having jurisdiction may set chambers or otherwise appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the court in the event said premises are occupied by the mortgagee, and after deducting all charges and expenses attending such proceedings and the creation of a receiver, shall apply the residue of the rents, issues and profits toward 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 Mortgagee, 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 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 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 void and the said premises shall 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 26 day of MAY 19 72

SIGNED, sealed and delivered in the presence of:

[Signatures] (SEAL) *[Signature]* (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 26TH day of MAY 19 72
[Signature] (SEAL) *[Signature]* (SEAL)
Notary Public for South Carolina
My Commission to Expire May 22, 1978

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 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 or, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26 day of MAY 19 72
[Signature] (SEAL)

Notary Public for South Carolina. Recorded June 2, 1972 at 11:30 A.M., #32908