

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee in the payment of the principal of the mortgage, for the payment of taxes, insurance premiums, and interest on the mortgage. This mortgage shall also secure the Mortgagee in the payment of the principal of the mortgage by the Mortgagor or any other person who may be liable for the same. All taxes so advanced shall bear interest at the same rate as the mortgage, unless otherwise provided in writing.

(2) That it will keep the improvements hereinafter mentioned in good repair from time to time by the Mortgagee against loss by fire and any other cause, and repairs thereof shall be held by the Mortgagee, and have attached thereto the same interest as the mortgage, and that it will pay all premiums thereon when due and that it will procure any policy insuring the mortgaged premises and sites hereby mentioned, and that it will pay directly to the Mortgagee, to the extent of the balance owing on the mortgage, the amount of any such policy.

(3) That it will keep all improvements hereinafter mentioned in good repair, and that it will continue construction until completion, without interruption, and will cover upon said premises, make whatever repairs are necessary, including the payment of the expenses for such repairs or the completion of such construction in the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental charges against the mortgaged premises. That it will comply with all governmental and municipal regulations applicable to the 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, or should the Mortgagee, or any other person, become a party to any such proceedings, the Mortgagee, or any other person, shall be entitled to receive all rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of any such proceedings, and after deducting all charges and expenses attending such proceedings, 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, the Mortgagee shall have the option of foreclosing this mortgage. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should any party to any suit involving this mortgage or the title to the premises hereinafter mentioned, or any part thereof be placed in the hands of any attorney at law for collection by or for the Mortgagee, 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 collected by the Mortgagee.

(7) That the Mortgagor shall hold and enjoy the premises above described until the debt secured hereby is paid in full. 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 of no force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages thereof shall inure to, the heirs, 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 6th day of October 1972.

SIGNED, sealed and delivered in the presence of:

Walter R. Reed *Miriam W. Mack*
Leri Palmer Missouri W. Mack

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 6th day of October 1972.

Walter R. Reed *Leri Palmer*
 Notary Public for South Carolina Notary Public for South Carolina

My Commission Expires: 11/23/78

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

Not Required.

I, the undersigned Notary Public, do hereby certify that on this 6th day of October 1972, I personally examined the above named mortgagor(s) and her/his wife (wives) of the above named mortgagor(s) respectively, and that (s)he, with the other witness subscribed above, voluntarily and without any duress, coercion, fraud, or undue influence, and after being fully advised of her/his rights, and after being fully advised of the consequences of her/his act, did declare that she does hereby voluntarily and forever relinquish unto the mortgagee(s) and the mortgagor(s) her/his right and claim of dower in, and to, all and singular the premises herein mentioned and released.

GIVEN under my hand and seal this 6th day of October 1972.

 Notary Public for South Carolina

Recorded October 26, 1972