The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purpose of paying taxes, insurance premiums, repairs or maintenance of said premises, or any other sum which may be advanced by the Mortgagee for the account of the Mortgagor, and all such sums so advanced shall bear interest at the rate of eight (8) per cent per annum, payable monthly, and be secured by this mortgage.

(2) That it will keep the buildings now or hereafter erected on said premises continuously insured against loss by fire and such other hazards as the Mortgagee may require in such companies and in such amounts as the Mortgagee may require, and will pay the premiums therefor when due; and that the Mortgagee may, at its option, apply any money received by it hereunder for such insurance to the indebtedness hereby secured or may allow the same to be used in rebuilding said buildings.

(3) That it will keep the premises free from all liens and encumbrances, and will pay all taxes, assessments and other charges when due.

(4) That in case any action, suit or proceeding be commenced to which the Mortgagee may be made a party, or which may affect the security of this mortgage, the Mortgagee may employ attorneys to protect its rights hereunder, and in such event the Mortgagee shall be paid by the Mortgagor reasonable attorney's fees, and all such fees so paid by the Mortgagee shall be secured by this mortgage.

(5) That in the event of default in payment of any of said indebtedness or in the performance of any of the covenants or agreements herein, or in the event of default in payment of any other indebtedness now or hereafter owing by the Mortgagor to the Mortgagee, or in the event of default in payment of any other mortgage now or hereafter held by the Mortgagee on any property in which the Mortgagor has any interest, the whole of said principal sum and interest shall at the option of the Mortgagee become immediately due and payable, and this mortgage may be foreclosed.

(6) That the Mortgagor shall not be entitled to any credit against the principal or interest of said indebtedness by reason of any taxes, assessments or other charges on said premises.

(7) That the mortgagor hereby waives and renounces all homestead and other exemptions in said premises under the laws of the State of South Carolina.

WITNESS the Mortgagor's hand and seal this 9 day of November 1972.

Witness: Alvord S. Anderson, Mary A. Drake

James C. Prince (SEAL)
Evelyn G. Prince (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and makes oath that he saw the within named mortgagors sign, seal and as their act and deed deliver the within mortgage and that he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9 day of November 1972.

Alvord S. Anderson (SEAL)
Notary Public for South Carolina My Comm. Exp. 7/21/74

Mary A. Drake

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 Mrs. Evelyn G. Prince, the wife of the within named James C. Prince, did this day appear before me, and 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 within mortgagee, its successors and assigns, all her interest and estate, and also her right of dower, of, in and to all the premises within mentioned and released.

GIVEN under my hand and seal this 9 day of November 1972.

Evelyn G. Prince

Alvord S. Anderson (SEAL)
Notary Public for South Carolina
My Comm. Exp. 7/21/74

Recorded November 20, 1972 at 10:31 A.M.