

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such, for other sums or may be advanced, or otherwise, or the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, rentals or other personalty, personal to the mortgaged premises, This mortgage shall also secure the Mortgage for any further loans, advances, renewances or credits that may be made hereunder by the Mortgagor to the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount offered on this instrument. All sums so advanced shall bear interest at the same rate as the mortgagee over and shall be payable on demand of the Mortgagor unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property, leased as may be required from time to time by the Mortgagor against less by life and any other tenures specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and to consumers acceptable to it, and that all such rentals and rents thereon shall be held by the Mortgagor, and have attached thereto less payable, subject to a power of sale, and in full accordance with the Mortgagor's and the Mortgagor's power, to foreclose, or otherwise, or to sell the same, or to make arrangements with the Mortgagor, the proceeds of any policy insuring the mortgaged property, and any other insurance company, sufficient to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the mortgage, or to the Mortgagor's credit.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan, that shall be continuous construction until completion, and should it fail to do so, the Mortgagor may, at its option, enter upon said premises, make whatever repairs are necessary, in closing this construction, or any construction work underway, and charge the expenses for such repairs or the equivalent, to the credit of construction on the mortgage.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at his discretion, 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 Mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as 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 Mortgagor, all sum then owing by the Mortgagor to the Mortgagor 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 Mortgagor become party to any suit involving this Mortgage, or the title to the premises described herein, or should the debt secured hereby, or any part thereof, become due by any means, or be collected by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, 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, then that 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 31 day of October 1972
SIGNED, sealed and delivered in the presence of:

Jackie M. Bradley
Fred J. D. et al.

BAKER-MCDONALD LUMBER COMPANY, INC.

By *John Clifford Rogers* (SEAL)
President
By *James P. Hibbard* (SEAL)
Secretary

(SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PROBATE

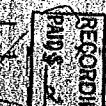
Personally appeared the undersigned witness and made oath that (s)he saw the within named Notary Public sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of October 1972

Jackie M. Bradley (SEAL)
Notary Public for South Carolina

My Comm. Exp.: 11/4/80

Jackie M. Bradley



STATE OF SOUTH CAROLINA

COUNTY OF

RENUCATION OF DOWER - NOT NECESSARY
A CORPORATION

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within signed 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, threat or fear, of any person whatsoever, 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, or, in and to all and singular the premises within mentioned, and released.

GIVEN under my hand and seal this

day of

19

(SEAL)

Notary Public for South Carolina

Recorded November 28, 1972 at 3:15 P.M. #669