

Mortgagor hereby warrants, represents, promises, covenants and agrees to and with Mortgagee as follows:

1. Mortgagor is lawfully seized of an indefeasible estate in fee simple in the real estate above described. The title of Mortgagor to the Mortgaged Property is free and clear of all encumbrances and liens whatsoever, saving and excepting only the lien of that certain mortgage thereon, dated the 2nd day of June, 1972, executed and delivered by Mortgagor to The Citizens And Southern National Bank Of South Carolina to secure an indebtedness in the principal amount of Eighty-eight Thousand Dollars (\$88,000.00), owed by Mortgagor to said The Citizens And Southern National Bank Of South Carolina, said mortgage having been recorded on the 15th day of July, 1972, in the Office of the Clerk of Court for Anderson County, South Carolina, in Deed Book 569, at page 924, and Mortgagor has a good and legal right to grant and convey the Mortgaged Property to Mortgagee as herein provided. Mortgagor will warrant and forever defend the title of the Mortgaged Property unto Mortgagee against all claims and demands whatsoever, except as specifically provided hereinabove, and will forever warrant, secure and defend the quiet and peaceful possession of the Mortgaged Property against other claims and demands.

2. Mortgagor at all times will maintain, preserve and keep the Mortgaged Property, and every part thereof, in good repair, working order and condition, and from time to time will make all needful and proper repairs, additions and improvements thereto, and renewals, replacements, extensions and betterments thereof. Mortgagee from time to time may inspect the Mortgaged Property,

3. Mortgagor will pay at or before the same become due all amounts payable on or pursuant to any indebtedness of Mortgagor, or any other party, which may be secured by the Mortgaged Property and be superior in lien or having priority of payment to this Mortgage.

4. Mortgagor will pay and discharge, as they become due and payable, all taxes, assessments and other governmental charges lawfully levied and imposed by the United States of America, or any state, county, municipality or other taxing authority, upon or in respect to the Mortgaged Property, or any part thereof, or any charge which, if unpaid, would become a lien or charge thereon prior or equal to the lien of this Mortgage, or which would have priority or equality in the distribution of the proceeds of any sale of the Mortgaged Property, or any part thereof. In any event, however, Mortgagor shall have the right in good faith to contest any tax, assessment or other charge which is believed to be unjust or illegal. Mortgagor will not suffer any mechanics', laborers', statutory, tax or other lien which might or could be prior or equal to the lien of this Mortgage, to be created or to remain outstanding upon any of the Mortgaged Property. Mortgagee may pay and discharge any such tax, assessment, charge or lien, and the amount so paid, with interest thereon at eight (8%) per cent per annum from the date of such payment, shall be repayable forthwith, or, at the Mortgagee's option, shall be secured by this Mortgage, and shall be recoverable as part of the indebtedness hereby secured.