

The Mortgagor further covenants and agrees as follows:

(1) That the Mortgagor will pay all taxes, assessments, and other charges which may from time to time be levied or imposed upon the Mortgaged premises, and to keep the same in good repair; and that the Mortgagor will not do any thing which would interfere with the title of the Mortgagor to the Mortgaged premises, and that the Mortgagor shall not do any thing which would interfere with the title of the Mortgagor to the Mortgaged premises.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property item by item as required from time to time by the Mortgagor and by the local zoning board if by Mortgagor's direction, and that the same shall be repaired, or replaced, or removed as and when required by the Mortgagor, and in either case at the expense of the Mortgagor, and that it will pay all expenses therefore including, and that it does hereby warrant to the Mortgagor the proceeds of any policy insuring the mortgaged property and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgagor debt, whether due or not.

(3) 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.

(4) 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 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 mortgagor, and after deducting all costs 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.

(5) 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 sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, or should the Mortgagor become insolvent 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 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.

(6) 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 utterly null and void; otherwise to remain in full force and virtue.

(7) 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 6<sup>th</sup> day of July 1973  
SIGNED, sealed and delivered in the presence of:

Arnold Tillman  
Sammie K. McPherry

Eloise N. Rochester

Eloise W. Rochester

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

PROBATE

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 6<sup>th</sup> day of July 1973  
Arnold Tillman (SEAL) Sammie K. McPherry  
Notary Public for South Carolina  
My Commission Expires: 8/1/75

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 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 mortgagor(s) and the mortgagee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
6<sup>th</sup> day of July 1973  
Arnold Tillman (SEAL)  
Notary Public for South Carolina  
My commission expires: 8/1/75

Recorded July 10, 1973 at 2:57 P. M., # 873

Eloise N. Rochester

Eloise W. Rochester

(SEAL)

(SEAL)