The Mortgagor further covenants and agrees as follows:

(1) That this most rice shall scenic the Mort who for in h faither sums as now be a forced hereafter, at the option of the Mertanger, for the payment of trees, become e premions, public assessments, repairs or other purposes parment to the constants become by the Mertangers shall also secure the Mortgager for any finitier basis, a homes, to always or other purposes parment to the constants become by the Mertangers so long as the total includes their council does not exceed the original amount whom in the fire heriot. All states to always shall hear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will been the improvements now existing or here five exceed on the nortgaged property incured as may be required from time to time by the Mortgagee acainst loss by fire and any other haards specified by Mortgagee, in an amount not loss than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and recovals thereof shall be held by the Mortgagee, and there of shall be held by the Mortgagee, and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance economy concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it

the cutent of the bilance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now entiting or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whether repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all tives, 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 recently.

(5) That it bereby assigns all rentr, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted parsiant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to tale 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 mortgager 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) This if there is a default in any of the terms conditions as a consequent of the

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 Mortgagee, all sums then owing by the Mortgagor to the Mortgagee 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 Mortgagee become a party of any suit invoking this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hards of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected here under.

(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 convenants 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.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, adistrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the

WITNESS the Mortgagor's hand and seal this 7th day of	September 19 73	
SIGNAD, scaled and delivered in the presence of:		
Geraldine Stelch	Samuel C Brockens (SEAL)	
Spellet & Ophin	(SEAL)	
	(SEAL)	
	(SEAL)	
STATE OF SOUTH CAROLINA	For the second s	. •
COUNTY OF GREENVILLE	PROBATE	
SWORN to before me this 7th day of September (SEAL) Notary Public for South Carolina.	19 73 Deraldine Helch	
My Commission Expires: July 14, 1977.		
Mý Commission Expérés: July 14, 1977.		
My Commission Expres: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER	
My Commission Expirés: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Publiced wife (wires) of the above named mortgagor(s) respectively, did this control by my did declare that the does freely polynomially, and wi	ic, do hereby certify unto all whom it may concern, that the undersign- is day appear before me, and each, upon being privately and separately thout any compulsion, dread or fear of any person whomsoever, re- cortragee (s) beins or successors and assigns, all her interest and estate.	
My Commission Expires: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 1, the undersigned Notary Publication of the above named mortgagor(s) respectively, did this examined by me, did declare that she does freely, voluntarily, and with the mortgagor(s) and the management of the statement of the mortgagor(s) and the management of the mortgagor(s) and the mortgagor(ic, do hereby certify unto all whom it may concern, that the undersigns day appear before me, and each, upon being privately and separately thout any compulsion, dread or fear of any person whomsoever, reorgages s(s) heirs or successors and assigns, all her interest and estate, the premises within mentioned and released.	
My Commission Expires: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public et amined by me, did declare that she does freely, voluntarily, and wit nounce, release and forever relinquish unto the mortgagee(s) and the m and all her right and claim of dower of, in and to all and singular the GIVEN under my hand and seal this Tth Lay of September 1973. (SEAL)	ic, do hereby certify unto all whom it may concern, that the undersigns day appear before me, and each, upon being privately and separately thout any compulsion, dread or fear of any person whomsoever, reortgagee's(s') heirs or successors and assigns, all her interest and estate, the premises within mentioned and released. **Successors** **Brackens** **Brackens** **Brackens** **Brackens** **Deneya** **Brackens** **Deneya** **Brackens** **Deneya**	<i>\</i>
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My Commission Expires: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public examined by me, did declare that she does freely, voluntarily, and wit nounce, release and forever relinquish unto the mortgagee(s) and the m and all her right and claim of dower of, in and to all and singular the GIVEN under my hand and seal this Tth Lay of September 1973. (SEAL) Notary Public for South Carolina.	ic, do hereby certify unto all whom it may concern, that the undersigns day appear before me, and each, upon being privately and separately thout any compulsion, dread or fear of any person whomsoever, recording see s(s) heirs or successors and assigns, all her interest and estate, the premises within mentioned and released. Seneral Brackens M # 7144	<i>"</i>