

The Mortgagee hereby certifies that the above described premises are the property of the Mortgagor and that the same are not subject to any other mortgage or lien of any kind.

(1) That the mortgagee shall pay for the payment of taxes, assessments, and other charges for the premises covered by this mortgage and shall also insure the premises covered by this mortgage against fire and theft and shall also insure the premises covered by this mortgage against any other cause of loss or damage, and shall also pay for the cost of such insurance and shall also pay for the cost of any other charges or expenses which may be incurred by the mortgagee in connection with the performance of its obligations under this mortgage.

(2) That it will keep the improvements and fixtures on the premises covered by this mortgage in good repair and shall also pay for the cost of such repairs and shall also pay for the cost of any other charges or expenses which may be incurred by the mortgagee in connection with the performance of its obligations under this mortgage.

(3) That it will keep all improvements and fixtures on the premises covered by this mortgage in good repair and shall also pay for the cost of such repairs and shall also pay for the cost of any other charges or expenses which may be incurred by the mortgagee in connection with the performance of its obligations under this mortgage.

(4) That it will pay, when due, all taxes, assessments, and other charges for the premises covered by this mortgage and shall also pay for the cost of such taxes, assessments, and other charges and shall also pay for the cost of any other charges or expenses which may be incurred by the mortgagee in connection with the performance of its obligations under this mortgage.

(5) That it hereby assigns all rents, issues and profits of the premises covered by this mortgage and shall also pay for the cost of such rents, issues and profits and shall also pay for the cost of any other charges or expenses which may be incurred by the mortgagee in connection with the performance of its obligations under this mortgage.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage or if the mortgagee should become a party to any suit involving this mortgage or the title to the premises covered hereby or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by any 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 enforced hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the debt secured hereby. It is the true meaning of this instrument that if the Mortgagee 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 void and shall otherwise remain in full force and effect.

(8) That the provisions herein contained shall bind and the benefits and advantages shall inure to the respective heirs, successors, administrators, executors 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.

WITNESSED by the Mortgagor's hand and seal this 7th day of JANUARY 1970

SIGNED and delivered in the presence of:

*[Signature]* (SEAL)

*[Signature]* (SEAL)

*[Signature]* (SEAL)

*[Signature]* (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF Greenville }  
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 7th day of January 1970

*[Signature]* (SEAL) *[Signature]* (SEAL)

Notary Public for South Carolina 12-18-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF Greenville }  
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 mortgagee(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 7th day of January 1970

*[Signature]* (SEAL) *[Signature]* (SEAL)

Notary Public for South Carolina 12-18-80

Recorded Jan. 11, 1971 at 11:45 A. M., #15907.

STANLEY COUNTY