

- The Mortgagor further covenants and agrees as follows:
- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced from time to time for the payment of taxes, insurance premiums, public assessments, repairs of a building, and other charges, and shall also secure the Mortgagee for any further loans, advances, or disbursements made by the Mortgagee, or any assignee thereof, so long as the total indebtedness thus secured does not exceed the value of the premises hereinafter described, and shall be payable at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee.
 - (2) That it will keep the improvements now existing or hereafter erected in good repair, and in the case of a building, shall continue construction until completion without interruption, and should it fall to be so done, the Mortgagee shall have the right to make whatever repairs are necessary, including the completion of any construction not completed by the Mortgagor, and the cost thereof shall be a first lien on the premises for the mortgage debt.
 - (3) That it will pay, when due, all taxes, public assessments, and other governmental charges, and shall also pay all other charges and expenses incurred by the Mortgagee in the collection of the mortgage debt.
 - (4) That it hereby assigns all rents, issues and profits of the mortgaged premises, and all other income and profits, which should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the premises, or any court of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to let the same, or any part thereof, at a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor or any other person, or any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee in the collection of the mortgage debt thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part 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, of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and the Mortgagee shall have the right to foreclose. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any such proceedings, the Mortgagor shall defend the same, and shall pay all costs and expenses incurred by the Mortgagee in the collection of the mortgage debt, and shall also pay all costs and expenses incurred by the Mortgagee in the collection of the mortgage debt.
 - (6) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage, or of 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 this 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 25th day of July 1972.

SIGNED, sealed and delivered in the presence of:

Thomas J. [Signature] (SEAL)
Lynette S. [Signature] (SEAL)

John E. Roberts (SEAL)
John E. Roberts (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 25th day of July 1972.

Thomas J. [Signature] (SEAL)
Lynette S. [Signature] (SEAL)

Notary Public for South Carolina.
My Commission expires 4/7/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify that all whom it may concern, that the undersigned (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)' heirs or successors and assigns, all her dower and claims, 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 25th day of July 1972.

Thomas J. [Signature] (SEAL)
Notary Public for South Carolina

Recorded October 26, 1972 at 3:52 P.M. 1251