The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, to the Mortgagor, or its successors or assigns, as may be evidenced by promissory notes or other obligations of the Mortgagor then existing, as well as any and all other indebtedness now or hereafter owing by the Mortgagor to the Mortgagee, however created, up to a maximum principal indebtedness of Two Times the original amount hereof. All sums so advanced shall be secured hereby and shall be due and payable with interest thereon at the same rate as provided in the note evidencing the same, unless otherwise provided by written agreement.

(2) That it will keep all buildings, now or hereafter standing on the mortgaged premises, insured against loss by fire and other hazards, casualties and contingencies in such manner and in such companies as may be from time to time required by the Mortgagee, and that it will pay promptly all premiums for insurance so required; that all insurance shall be carried for the benefit of the Mortgagee, and that it will deliver to the Mortgagee all policies and renewals thereof, with satisfactory mortgagee clauses attached thereto, and that it will assign and deliver to the Mortgagee any policy insuring the mortgaged premises against loss by fire or other hazards, casualties or contingencies which may be purchased by the Mortgagee, as provided herein. In event of loss, the Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all buildings now or hereafter erected on the mortgaged premises in good repair and that it will not commit or suffer any waste of the mortgaged premises or any part thereof, and that it will not demolish any building thereon without the written consent of the Mortgagee. That it will not erect any building not intended as security for this mortgage upon the mortgaged premises without the written consent of the Mortgagee, and that it will complete promptly and restore promptly any building which may be in the process of erection upon said premises, and will comply with all requirements of law or municipality or agreements affecting said premises with respect to the construction, maintenance or use thereof. That it will not permit any unlawful use of the premises, and will not permit any condition to exist upon said premises which might impair the value thereof, and will not do or suffer to be done anything which will increase the risk of fire or other hazard to the mortgaged property. That it will allow the Mortgagee or its agents to enter upon said premises at all reasonable times to examine the condition thereof, and that it will promptly repair, restore, rebuild or replace any building now or hereafter on said premises which may become damaged or be destroyed, whether or not the insurance proceeds, if any, shall be sufficient for the purpose, and will pay promptly when due any premiums or charges for labor performed or materials furnished in connection therewith, and will not permit any lien of mechanics or materialmen to attach to the premises, and will promptly discharge any such lien which may attach. That it will not remove or demolish any building on the mortgaged premises or alter the same in such manner as to impair the value thereof, and will not remove any fixtures attached to the mortgaged premises, unless the same are immediately replaced with fixtures of equal suitability, value and quality, owned by the Mortgagor free and clear of any lien or security interest except that hereby created or that created by a prior mortgage to which this mortgage is subject.

(4) That it will pay, when due, all taxes, assessments and public charges levied or assessed against the mortgaged premises. That it will pay, when due, all claims for labor performed and materials furnished for the mortgaged premises. That it will not suffer any lien of mechanics or materialmen to attach to the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee as additional security hereunder, and that, should legal proceedings be instituted pursuant to this mortgage or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, the Mortgagee, upon application to any court having jurisdiction thereof, shall be entitled as a matter of right to the appointment of a receiver of the mortgaged premises, and the Mortgagor hereby consents to the appointment of such receiver, and the Mortgagee or the receiver, shall be entitled to collect such rents, issues and profits, including a reasonable amount for the rental of any portion of the premises occupied by the Mortgagor, and to apply the same, after payment of all charges and expenses, on account of the indebtedness hereby secured, in such manner as the court may direct. The Mortgagee shall not be liable to account for any rents, issues and profits except the net proceeds thereof after applying the same as above provided, and shall not be liable to account for more than the net proceeds received from the mortgaged premises. The Mortgagee shall not be required to take possession of the mortgaged premises, or to collect the rents, issues and profits therefrom, or to apply for the appointment of a receiver, before foreclosing this mortgage, or at any time thereafter.

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, or if any sum herein mentioned to be paid by the Mortgagor is not paid when due, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee, whether or not then due, shall become due and payable, and the mortgaged premises described in this mortgage may be foreclosed. Should any legal proceedings be instituted pursuant to this mortgage or should the Mortgagee become a party of any suit 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 Mortgagee, including a reasonable attorney's fee, shall thereupon become due and payable by the Mortgagor, and shall be secured by this mortgage, and the Mortgagee, as a part of the debt secured hereby, shall be entitled to recover and collect the same.

(7) That the Mortgagor shall hold and enjoy the premises described herein until the indebtedness hereby secured is fully paid, and that the covenants hereof shall run with the land and shall bind the Mortgagor and its successors and assigns, and shall inure to the benefit of the Mortgagee and its successors and assigns, and that the rights and remedies provided herein are cumulative to the remedies for collection of indebtedness provided by law. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the covenants of the mortgage, and of the note secured hereby, then this mortgage shall be void; otherwise it shall 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, administrators, successors and assigns, of the parties hereto, whether by operation of law or otherwise. The word Mortgagor shall be read as Mortgagors, and the word Mortgagee as Mortgagees, when more than one person is named as such, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 25th day of October, 1972.

SIGNED, sealed and delivered in the presence of:

Debbie C. Looper

Edith W. Dees

Wilbur E. Williams (SEAL)

Dorothy C. Williams (SEAL)

STATE OF SOUTH CAROLINA }
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 mortgage and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25 day of October, 1972.

Edith W. Dees (SEAL)

Notary Public for South Carolina.
My Comm. Exp.: 11/4/80

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 Mrs. Dorothy C. Williams, the wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and 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 or persons whomsoever, 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 or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

25 day of October, 1972.

Edith W. Dees (SEAL)

Notary Public for South Carolina.
My Comm. Exp.: 11/4/80