

The Mortgage contains the following covenants:

- (1) That it will pay all taxes and Assessments for such premises, and all other expenses of the maintenance of the property, the payment of which may be suspended by the Mortgagor at his option, at the discretion of the Mortgagor. This instrument shall be secured by the Mortgage upon the above described property, and the Mortgagor shall pay interest thereon to the Mortgagor at the rate of 10% per annum, and shall pay interest on the amount due on account of the principal, which is to be paid at the same rate as the principal. The interest shall be payable on demand of the Mortgagor and will bear interest from the date of the instrument.
- (2) That it will bear the expense of insurance on the above described property, and shall be required from time to time to file with the Mortgagor copies of all insurance policies, and records thereof, shall be filed with the Mortgagor, and the Mortgagor and the agent of the Mortgagor shall have the right to inspect the same.
- (3) That it will keep all repairs on the above described property, and, in the case of a construction loan, that it will continue such until completion of the work, and should it fail to do so, the Mortgagor may, at its option, enter upon said premises, make whatever repairs are necessary, and during the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagor.
- (4) 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.
- (5) 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 attorney's fee to be fixed by the Court in the event said premises are occupied by the mortgagor, 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) That if there is a default in any of the terms, conditions, or covenants of this instrument, 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 proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to 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 Mortgagor, and a reasonable attorney's fee, shall thereafter 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.
- (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 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.
- (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. 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
SIGNED, sealed and delivered in the presence of:

Theresa Boning
Lynne S. Wilson

14th day of September

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Harmon B. Anderson (SEAL)
Phyllis D. Anderson (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.

GIVEN to before me this 14th day of September 19 73

Theresa Boning (SEAL)
Notary Public for South Carolina.
My Commission Expires: 4/7/79

Lynne S. Wilson

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 mortgagor(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

14th day of September 1973.
Theresa Boning (SEAL)
Notary Public for South Carolina.
My Commission Expires: 4/7/79

Phyllis D. Anderson

Recorded September 17, 1973 at 10:33 A. M., # 7922

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