- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the coverants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less 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 mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals therefor shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company 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 will continue construction until completion without interruption, and should it fail to do so, the Marigagee may, at its option, that it will continue construction until completion without interruption, and should it fail to do so, the Marigagee may, at its option, enter upon said premises, make whatever 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 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other that, should legal proceedings be instituted pursuant to the possession of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises are occupied by the mortgaged 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 preceding 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 mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediately due and payable, and the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foraclosed. Should any legal proceedings be Instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgagee or the title to the premises described herein, or should the debt secured kereby gagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured kereby 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, 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 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 cove-secured hereby, it is the true meaning of the note secured hereby, that then this mortgage shall be utterly sull and void; otherwise to remain in full name and wildow. 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

| STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made path that (s)he saw the within named mort- graphs sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above  Witnestable the precurion thereof.  SWORN in the fore my this 7th day of February  19 641.  STATE GESOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cancers, that the under- limited wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep-  | WITNESS the Mortgagor's hand and seal this 7th day SIGNED, sealed and delivered in the presence of: | 0 110 1  |
|--|---|--|
| STATE OF SOUTH CARQLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made path that (s)he saw the within named mort- personally appeared the undersigned witness and made path that (s)he saw the within named mort- personally appeared the undersigned witness and made path that (s)he saw the within named mort- personally appeared the undersigned witness and made path that (s)he saw the within named mort- personally appeared the undersigned witness and made path that (s)he saw the within named mort- personally appeared that (s)he saw the within named mort- personally appeared that (s)he saw the within named mort- personally appeared that (s)he saw the within named mort- personally appeared that (s)he saw the within named mort- personally appeared that (s)he saw the within named mort- personally appeared to the same that (s)he saw the within named mort- personally appeared that the other vitable appeared to the same that the under- signed wife (wives) of the above named mort- personally appeared the undersigned without any compulsion, dread or fear of any person whome- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appear before me, and each, upon being privately and sep- signed wife (wives) of the above named mort- personally appeared to the undersigned with the other without and that (s)he with the other with | De Bauces   | Pelly N Cooper (SEAL)  |
| STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- graph sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above  Witnessale the execution thereof.  SWORN to be sort and the subscribed above  (SEAL)  Nesary Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify usto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that he dees freely, voluntarily, and without any compulsion, dread or fear of any person whomeso- ever, repoince, release and forever relinquish unto the mortgagee(s) and the mortgage(s)(s) helrs or successors and assigns, all her in- tagest application, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  SIVEN under thy, hand and seal this 7th  Pally M. Coopen  W. 22 62 8.   |   | (SEAL)   |
| COUNTY OF Greenville  Personally appeared the undersigned witness and made path that (s)he saw the within named mort- graph 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 the store methis 7th day of Pebruary  19 64.  Notary Pathic for South Carolina.  STATE GREQUITH CAROLINA  COUNTY OF Greenville  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and sea- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whome- signed wife (wives) of the above named mortgages(s) and the mortgages(s) have not she with the under- signed wife (wives) of the above named mortgages(s) and the mortgages(s) have not  |   | (SEAL)   |
| Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- minestable the execution thereof.  SWORN to be sore me this 7th day of Pebruary 19 64.  Notary (Paphic for South Caroline.  STATE OF SOUTH CAROLINA  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 whomeover, response, release and forever retinquish unto the mortgagoe(s) and the mortgagor(s) for successors and assigns, all her interest apid estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under thy hand and seal this 7th  (SEAL)  Pally M Coopen  #22,628   | STATE OF SOUTH CAROLINA   | . PROBATE .  |
| SWORN thesester me his 7th day of February  Notary Pephic for South Carolina.  STATE OF SOUTH CAROLINA  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 whomever, respective, 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 seel this 7th  Coople  (SEAL)  19 614  Coople  (SEAL)  19 614  Coople  (SEAL)   | county of Greenville  | •  |
| Notary Palitic for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(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 whomsever, restource, release and forever retinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest agid extate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under her had and seel this 7th  Pally M. Cooper.  (SEAL)   | gapon sigh, seal and as its act and deed deliver the within writerings the execution thereof.       | Hen instrument and mer (s)ne, with the street without source   |
| Notary Public for South Caroline.  STATE OF COUNTY OF Greenville  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(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 whomeover, reference, release and forever retinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and assistate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under his hand and seal this 7th  Pally M. Cooper  (SEAL)  | Swall to Seal (SEAL)  |  |
| 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 whomso arately examined, release and forever retinquish unto the mortgages(s) and the mortgages(s') helps 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  Pally M. Copper  (SEAL)  | Notary Public for South Carolina.   | ·  |
| 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 whomeover, restource, release and forever retinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her integer 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 hy, hand and seal this 7th  Pally M. Copper  (SEAL)   | STATE OF SOUTH CAROLINA   | RENUNCIATION OF DOWER  |
| signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before in, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- arately examined by me, did declare that she does freely, voluntarily, and the mortgages(s) and the mortga | COUNTY OF Greenville  | the state of the s |
| Services (SEAL)  | signed wife (wives) of the above named mortgagor(s) respectively.                                   | luntarily, and without any compulsion, dread or fear of any person whomse  |
| January (SEAL)   | GIVEN under his hand and seal this 7th  |  |
| Notary Public for South Carolina.   Recorded February 11, 1964 at 9:30 A. M. #22028  | IT & Trumble To 18EA  | L)   |
|  | Notary Public for South Carolina. Recorde   | ed February 11, 1964 at 9:30 A. M. #22028  |