- (1) That this martgage shall secure the Martgages for such fur ther sums as may be advanced hereifter, at the sufficient the filters gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes personn to the martiness harries. This martgage shall also secure the Martgages for any further leans, advances, residences or credits that may be made because hereign Martgages or long as the total indebtedness thus secured does not exceed the original amount shauld not the the hereof. All sums so advanced shall beer interest at the same rate as the mortgage dobt and shall be payable on demand of the Martgages unless otherwise provided in writing.
- (2) That it will keep the improvements new existing or hereafter eracted on the mortgaged preperty insured as may be required from time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount set loss than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renawals thereof shall be held by the Mortgages, and have attached therete loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does beyong assign to the Mortgage it is proceeded any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That if will keep all imprevenents now existing or hereafter erected in good repair, and, in the case of a construction least, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its applies, 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 impeditions 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 etherwise, 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 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 preceeding 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 this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of 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, 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 Mertgagor shall hold and enjoy the premises above conveyed until there is a default under this mertgage 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, executers, 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.

WITNESS the Mortgagor's hand and seal this 22nd day	y of June 19 67
John M. Jeleins	& Robert 3. Themps (SEAL)
Leanger Clark.	(SEAL)
	(SEAL)
	· (SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF Greenville	
SWORN to before me this 22nd say of June    Sworn to before me this 22nd say of June	Jeans last
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF Greenville	
signed wife (wives) of the above named mortgagor(s) respect arabety examined by me, did declare that she does freely, v.	Public, do hereby certify unto all whom it may cencern, that the under- ively, did this day appear before me, and each, upon being privately and sep- oluntarily, and without any compulsion, dread or fear of any person whomso- pagee(s) and the mortgagee's(s') heirs or successors and assigns, all her in- and to all and singular the premises within mentioned and released.
SIVEN under my hand and seel this 22nd	· 0 - 4 - 2
June 19 67	& Dorothy B. Hemp
Motery Public for South Carolina. (SE	AL)
Recorded July 26, 1967 et 1:53 P. M	i., #3011.