- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the united size pages, for the payment of taxes, incurence premiums, public assessments, repairs or other purposes pursuant to the assessments have. This mortgage shall also accure the Mortgages for any further loans, advances, readvances or credits that may be teads hereafter so the Mortgages to long as the total indultedness thus secured does not exceed the original assessment shame or the real. All sums so advanced shall beer interest at the same rese as the mortgage dobt and shall be paythle on desired of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements new existing or hereof ter eracted on the mortgaged property insured as many he required from time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount set lies than the mertgage debt, or in such amounts as may be required by the Mortgages, and in compenies acceptable to it, and that all that publics and renewals thereof shall be held by the Mortgages, and have affected thereto loss payable clauses in fever of, and in terms acceptable to the Mortgages, and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payable for a less directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements new existing or hereafter erected in good repair, and, in the case of a construction lean, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work understay, 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 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 preceedings 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 rents to be fixed by the Court in the event said premises are occupied by the story-gagor 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 this mortgage may be foreclosed. Should any legal preceedings 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 ferce 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.

SIGNED, sealed and delivered in the presence of:		\sim	•		
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STATE OF SOUTH CAROLINA		PROBATI	•		
COUNTY OF Greenville	•				
Personally appeared gagor signassial and as its act and deed deliver the within	the undersigned written instrum	witness and mad	e oath that (s)he	saw the within ne	med s
witnessed the execution thereof.	19 67				
SWORANTO autore me this 218t day of July	19 0 %	2	/	1	
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Notary Postic 19 South Carolina.		0			
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