- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mort-gage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face 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 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 the Mortgagee, and that it will pay all premiums therefor when due and the ti 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 Mortgagee 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 compty 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 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 poss-sision of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court the event said premises are occupied by the mortgaged and after deducting all charges and expanses attending such preceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits roward 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, are should the Mortgage 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 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-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  Description of the personally appeared the undersigned witness and made ceth that (s)he saw the within memed morth witnessed the experity of therefor.  SWORN to before the this 7 7th day of oune, 19 68.  Notery Bubble for South Carolyna  My COUNTISSI ON EXPORTES:  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searchly examined by pro, did deciser that she does freely, countrally, and without any computation, dread or fear of early every and especially examined by pro, did deciser that she does freely countrally, and entirely profile freight and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under the hand and sest this  7th say of the countrally.  19 68.  Notary Public for SpirityCowelling.  My Commission expires:  Recerted une 18, 1968 at 2:00 P. N., 132535.	WITNESS the Mortgagor's hand and seal this 7th day of SIGNED, sealed and delivered in the presence of:	June, 1968.	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and at the state and deed deliver the within written instrument and that (s)he saw the within mamed mortwitnessed the exacetion thereof.  SWORN to before the this 7 thidy of Oune, 19 68  Notery subject for South Carolina.  (SEAL)  Notery subject for South Carolina.  (SEAL)  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersately examined by pre, did declare that she does freely, voluntarily, and without any composition, drawed or fear of any person whomesever, renounce, relays and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and person whomesever, renounce, relays and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and person whomesever, renounce, relays and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and person whomesever, renounce, relays and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and person whomesever, renounce, relays and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and person whomesever, renounce, relays and successors and estern signing, all her interest and estete, may all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Notery Public for South Cavolina.  (SEAL)	1. Doroth Sayon 2. J. B. Beshap	Joann Raines	
COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within memed mortwinessed the execution thereof.  SWORN to refer the thirty 7 th day of Oune, 19 68.  Notary Emblic for South Carolina.  (SEAL)  Notary Emblic for South Carolina.  (SEAL)  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understately examined by pre, did declare that she does freely, voluntarily, and without any compulation, dread or fear of any person whomeover, renounce, ren			(SEAL)
COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortwinessed the execution fibered.  SWORN to before my thin, 7th day of Oune, 1968.  Notary subfile for Sputh Carolina.  (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 pre, did declare that she does freely, voluntarily, and without any compulsion, drawd or fear of any person whomever, renources, relayers and forever reliquish unto the mortgage(s) in the mortgage(s') heirs or successors and assigns, all her interest and estate, more with relight and claim of dower of, in and to all and singular the premises within mentiened and released.  Notary Public for Sputh Carolina.  My commission expires:  Recerted June 18, 1968 at 2:00 P. M., #32555.			(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within memed more witnessed the execution thereof.  SWORN to before the this, 7th day of Oune, 1968.  SWORN to before the this, 7th day of Oune, 1968.  STATE OF SOUTH CAROUNA  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 pre, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounce, relative and forever relinquish unto the mortgage(s) and the mortgages(s') heirs or successors and assigns, all her interest and estate, find the right and claim of dower of, in and to all and singular the premises within mentioned and released.  SEAL)  Hotary Public for Sputh Carolina.  My Commission expires:  Recerted June 18, 1968 at 2:00 P. M., #32555.	STATE OF SOUTH CAROLINA	PROBATE	
witnessed the execution thereof.  SWORN to refere me this. 7 th day of Oune, 1968  Notery sublic for South Carolina.  My COUNTISSION expires:  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by pre-did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, renounce, relaques and forever relinquish unto the mortgages(s) and the mortgages(s) freely) have been assigns, all her interest and estate, most what any concerns and assigns, all her interest and estate, most whole any concerns that the understand of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my wand and sent this  7th day 1968.  (SEAL)  Notary Public for Sputh Cavalina.  My commission expires:  Recerded une 18, 1968 at 2:00 P. M. #32535.	COUNTY OF GREENVILLE		
signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- ever, renounce, relates and forever relinquish unto the mortgagoe(s) and the mortgagoe(s') heirs or successors and assigns, all her in- terest and estate, and without any compulsion, dread or fear of any person whomse- terest and estate, and with the right and claim of dower of, in and to all and singular the premises within mentioned and released.  The says of the Sputh Corolline.  My commission expires:  Recorded une 18, 1988 at 2:00 P. M., #32555.	My commission expires:	U	
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Notary Public for Sputh/Corolline.  My commission expires:  Recorded June 18, 1988 at 2:00 P. N., #32535.	arately examined by pre did declare that she does freely, volunt ever, renounce, release and forever relinquish unto the mortgaged terest and estate, and all her right and claim of dower of, in and	tarily, and without any compulsion, dread or fear of any	ivately and sep- person whomes-
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My commission expires: Recorded June 18, 1968 at 2:00 P. N., #32535.	KIJAN JONS	7	
Recorded June 18, 1968 at 2:00 P. M., #32535.	Notary Public for South/Carolina.		
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