The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mort. This mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also excure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages on long as the total indibeteness thus secured does not exceed the original amount shown on the face the same rate as the mortgage debt and shall be payable on demand of the Mortgages.
- (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 Mortgages easinst loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage day, or in such amounts a may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attacked thereof loss payable clauses in favor, of, and in form acceptable to the Mortgages, and that it will pay all premiums interator when due; and that it does hereby saint to the Mortgages the proceeds of any policy insuring the mortgaged premiers and does interby sutilorize 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 it will keep all improvements now existing or hereafter crected in good repair, and, in the case of a construction loan, 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 underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when duo, 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.
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	that, should logal proceedings be instituted pursuant to this instruction, appoint a receiver of the mortgaged premites, with full authents, suppoint a receiver of the mortgaged premites, with full authents, issues and profits, including a reasonable rental to be its gager and after deducting all charges and expenses attending auther residue of the rents, issues and profits toward the payment	norlly to take possession of the mortgaged premises and ted by the Court in the event said premises are occupied by	collect th
	(6) That if there is a default in any of the terms, conditions, of the opinion of the Mortgages, all sums then owing by like Mortgage this mortgage may be forcefored. Should only legal proceedings be gagee become a party of any suit involving this Mortgage or the or any part thereof a placed in the hands of any attorney at law it the Mortgages, and a reasonable attorney's fee, shall thereupon be Mortgages, as a part of the debt secured thereby, and may be recomplications.	or covenants of this mortgage, or of the note secured hereb or to the Mortgages shall become immediately due and pa I instituted for the foreclosure of this mortgage, or should title to the premises described herein, or should the debt secu- for collection by suit or otherwise, all costs and expenses in	the More
	(7) That the Morigagor shall hold and enjoy the premises abo secured hereby. It is the true meaning of this instrument that if the nants of the mortgage, and of the note secured hereby, that then it force and virtue.	ve conveyed until there is a default under this mortgage or i	in the not and cove ain in fui
	(8) That the covenents herein contained shell blind, and the administrators, successors and assigns, of the parties hereto. When and the use of any gender shall be applicable to all genders.	benefits and advantages shall inure to, the respective heirs, ever used, the singular shall included the plural, the plural th	executori e singular
	WITNESS the Mortgagor's hand and seal this afford day of SIGNED, sealed and delivered in the presence of:	January 19 70,	
~	Theodore a. Singles frame Crear W Bannister L.	Theron M. Strond Edward & Strond	(SEAL
	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	(SEAL)
· · · · · · · · · · · · · · · · · · ·	Personally appeared the undergon story seel and as its act and doed deliver the within written withessed the execution thereof	ersigned witness and made ceth that (sibe saw the within ner Instrument and that (sibe, with the other witness subscribes 70.	ned mort- ed above
	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER	
. 1	I, the undersigned Notary Public aspect wife (wives) of the above named mortgager(s) respectively, examined by me, did ecclare that she does freely, voluntar sver, renounce, release and forever relinquish unto the mortgagee(s release and state) and the right and claim of dower of, in and to	The composition of that of any belseu	whomas.
ا	Many of January 1970.	Waneline B. Stron	erd.
1	Notery Public for South Carolina (SEAL)		

28, 1970 at 12:33 P. M., #16780. STATE

W. Strong P. M. OUNT

Recorded January

My commission expires