- (1) That this mertgage shall secure the Mertgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance pressumes, public messages for ether payment to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, residuances or credit that may be made hereafter to the Mortgages 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 as the same rate as the mortgage debt and shall be payable on domand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mertgaged property insured as may be required from time to time by the Mortgages against loss by fire and any other hamads specified by the Mortgages, in an amount not less than the mortgage debt, or in such Mortgages, and have attached therete less psychia clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that if does hereby easign to the Mortgages of 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 it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make 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 impositions againt 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 otherwise 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 socupled by the mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residues of the rents, issue 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 closed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be unterly 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, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include 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 3rd	day of August 1970.
SIGNED, caled and delivered in the presence of:	1970.
€D1200	1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Roll W	fomes address femiliary
Harbara & Kinnedy	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	PROBATE
Personally appeared the unders gagor sign, seal and as its act and deed deliver the within written i witnessed the execution thereof.	igned witness and made oath that (s) he, saw the within named mort- instrument and that (s) he, with the other witness subscribed above
SWORN to Wife hoghing Sed day of August Other Pahlic for South Caroline. (SEAL) Commission expires 1	1970. Barbara J. Kennedy
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
separately examined by me, did declare that she does freely, volum whomsoever, renounce, release and formula the does freely, volum	do hereby certify unto all whom it may concern, that the under- did this day appear before me, and each, upon being privately and tarily, and without any compulsion, dread or fear of any person atgagee(s) and the mortgagee's(s') heirs or successors and assigns, in and to all and singular the premises within mentioned and re-
GIVEN under my hand and seal this	
3rd they of August 19 70.	Jors Ruth B. Plannington
Notary Public for South Carolina (SEAL)	Providence of the second secon
Commission expires:	
Recorded August 11, 1970	at 1:49 P. M., #3390.