The Mortgagor further covenants and agrees as follows:

- That this mortgage shall secure the Mortgagoe for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, roadvances or credits that may be made hereafter to the Mortgages shall also secure the Mortgages for any further loans, advances, roadvances or credits 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 at the same rate as the mortgage debt and shall be payable on demand of the Mortgages to the purity of the mortgage of the mor 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgaged, 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 lean, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its eptien, 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 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 wise, 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 foraclosed. Should any legal proceedings be instituted for the foraclosure 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. Mortgages, 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 coverants 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.

ATE OF SOUTH CAROLINA OUNTY OF Greenville gor sign, seal and as its act and deed deliver the within written in thessed the execution thereof. YORN to before me this 17 day of Uctober 19 10 11 12 13 13 14 15 15 17 19 19 19 10 10 10 10 10 10 10	PROBATE gned witness and mad strument and that (s)!	a nadh dhad felba e	saw the within n r witness subscr	(SEAL) (SEAL) (SEAL) (SEAL) amed n ort- ibed above
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OUNTY OF Greenville 1, the undersigned Notary Public, 1, the undersigned Notary Public, 2, the undersigned Notary Public, 3, the undersigned Notary Public, 4, the undersigned Notary Public, 5, the undersigned Notary Public, 6, the undersigned Notary Public, 7, the undersigned Notary Public, 8, the undersigned Notary Public, 9, the undersigned Notary Public, 1, the undersigned	do hereby certify unto	o all whom it ma	ay concern, that pon being privat	the under-
gned wife (wives) of the above named mortgagor(s) respectively, di- ately examined by me, did declare that she does freely, voluntarities, renounce, release and forever relinquish unto the mortgagee(s) rest and estate, and all her right and claim of dower of, in and to			Ore and sections.	All DOT IN-
IVEN under my hand and seal this 17/1		E. Hunt		ander
larence & Clay (SEAL)				
otary Public for South Carolina. My Commission expires: 9-17-79Record	ed Oct. 20, 1	.970 at 11:	56 A. M.,	#9440.

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