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 eption 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, readvances 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 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 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 renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it 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 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 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 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 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 proceedings 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 Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgago 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 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.

Personally appeared the undersigned witness and made oath that (s)he saw the within named nort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  Patual A July 19 72  Patual A July 19 72  Potual A July 19 72  Potual A July 19 72  Personally appeared the undersigned and that (s)he saw the within named nort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named nort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named nort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named nort- gagor sign, seal and saw the within written instrument and that (s)he saw the within named nort- gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor sign, seal and that (s)he, with the other withers subscribed above  gagor subscribed	and the ose or any gender shall be applicable to all ge	HERET S.	•	<u></u>	
Marshall F. Clarke (SEAL)  Virginia MV Clarke (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (sihe, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 32 day of July 1972  Output Deliver of South Carolina.  Notary Public for South Carolina.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, 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 me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person wheenever, resource, release and fearewer relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  Jacquia L. Clarke  (SEAL)  Notary Public for South Carolina.  (SEAL)	WITNESS the Mortgagor's hand and seal this 3/3 SIGNED, sealed and delivered in the presence of:	day of July	1	72	
Virginia MV Clarke  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (a)he suw the within named north witnessed the execution thereof.  SWORN to before me this July 19 72  Outual July 19 72  Outual Angular July 19 72  Outual Angular July 19 72  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public do hereby certify unto all whom it may canoers, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately sed searably examined by me, did declare that she does freely, voluntarily, and without only computing on dead, upon being privately sed searably examined by me, did declare that she does freely, voluntarily, and without only computing on dead, upon being privately sed searably examined by me, did declare that she does freely, voluntarily, and without only computing on dead or fear of any person wheence only the state and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  July July 19 72  Virginia M. Clarke  Notary Public for South Carolina.  (SEAL)	Vatrick to Trays	7 -	Marshall F.	Clarke	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  personally appeared the undersigned witness and made oath that (s)he saw the within named north gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  County Observe Public for South Carolina.  My Commission Expires 1/-/9-44  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately exemined by me, did declare that the does freely, voluntarily, and without, upon being privately and sequence are relinquish unto the mortgages and the mortgages (s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  Matrix Public for South Carolina.  (SEAL)  Notary Public for South Carolina.  (SEAL)	Warda C. Melma		2/aginiz	M. Clarke	(SEAL
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (a)he saw the within named n-ortigagor sign, seal and as its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  Pathol H July 19 72  Pathol H July 19 72  Pathol Ger South Carolina.  My Commission Expired 1/- 19 49  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, 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 exemined by me, did declare that the does freely, voluntarily, and without any compulsion, dread or feer of any person wheemeever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of July 19 72  Virginia M. Clarke  Notary Public for South Carolina.  (SEAL)			Arrama Mi	Clarke	(SEAL)
Personally appeared the undersigned witness and made oath that (a)he saw the within named north gagor sign, seal and as its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  Public for South Carolina.  My Commission Expired 1/-19-49  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, 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 me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whemsever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) and the mortgage(s) and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  Jacque of July 1972  Winginia M. Clarke  Notary Public for South Carolina.	· <del></del>				(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named north gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  Patual A July 19 72  Patual A July 19 72  Potable A July 19 72  Potable Or South Carolina.  My Commission Expired 1/-19-49  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 separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or feer of any person wheemse ever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  Later A Later Vinginia M. Clarke  Notary Public for South Carolina.  (SEAL)  Notary Public for South Carolina.	STATE OF SOUTH CAROLINA		PROBATE		
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 3/3 day of July 19 72  Patrick A July 19 72  Notary Public for South Carolina.  My Commission Expires 1/-19-44  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appears before me, and each, upon being privately and subject of the second forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  SEAL)  Notary Public for South Carolina.  (SEAL)	COUNTY OF GREENVILLE	•	,		•
RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, 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 me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whenever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seel this  Lattice  Virginia M. Clarke  Notary Public for South Carolina.	SWORN to before me this Jacques July  Patrick H July  Notary Public for South Carolina.  My Commission Expires 11-19-99	19 72 AL)	u\axda	v C. Meloxo	
I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, 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 me, did declare that she does freely, voluntarily, and without any compulsion, dread or feer of any person whemeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seel this  day of July  1972  Virginia M. Clarke  Notary Public for South Carolina.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	'RE	NUNCIATION OF DO	WER	
Notary Public for South Carolina.	signed wife (wives) of the above named mortgagor(s) rearety examined by me, did declare that she does freever, renounce, release and forever relinquish unto the terest and estate, and all her right and claim of dower GIVEN under my hand and seal this  day of July 1972  Datuck 4- July 1972	espectively, did this ely, voluntarily, and mortgages(s) and th	day appear before me, without any compulsion is mortgages's(s') heirs singular the premises	and each, upon being private, dread or feer of any pen or successors and assigns, within mentioned and related	ely and sep- ion whemeo- all her in-
No. Commission The 1/2 // 1/2 // Recorded August 11, 17/2 at 5105 Fe h., guttof	My Commission Explices: //-/4-79	Recorded Aug	st 14, 1972 at	3:03 Р. н., #4487	[2]