The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further 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 harain. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made insreafter to the Mortgages to long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer 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 Mortgages, in an amount not less than the mortgage debt, or in such amounts as 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 attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby author as 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 fail 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 due, all taxes, public assessments, and other governmental or municipal charges, lines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (b) 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 occupied by the mortgager and after deducting all charges and expenses atlending such preceeding and the execution of its trust as received, 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 secure. hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgage all become immediately due and payable, and this mortgage may be foreclosed. Shauld any legal proceedings be instituted for the foreclosure of this mortgage, or 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 Morigagor shall hold and enjoy the premises above conveyed until there is a default under this morigage or in the note secured hereby. It is the true meaning of this instrument that if the Morigagor shall fully perform all the terms, conditions, and covenants of the morigage, and of the note secured hereby, that then this morigage shall be utterly null and void; otherwise to remain in full force and virtue.
- (4) That the covenents herein contained shall bind, and the bonefits 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 Personally appeared the undersigned witners and made oath that (sine saw the within named r. orthogon sign, seal and as its act and deed deliver the within written instrument and that (sine, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 10 day of May 19 73. STATE OF SOUTH CAROLINA IN COMM. EXP. STATE OF SOUTH CAROLINA I.O. IMBER 23, 1980 RENUNCIATION OF DOWER COUNTY Office GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the understands wife (wives) of the above named metrgago(s) respectively, did this day appears before me, and each, upon being principly and separately examined by me, did declare that she does feetly, voluntarily, and without any compution, dread or lear of any person whomeover, renowner, release and forever relinquish unto the mortgage(s) and the mortgage(s) their or successors and assign, all her interest and estary; and all her right and claim of dower of, in and to all and singular the premises within manifered and released. GIVEN under my haid and seal this 10 day of A May 19 73 ACCALISSION EXPRES REQUIRED. 19 73 ACCALISSION EXPRE	WITNESS the Mortgagor's hand and seel this 10 day of SIGNED, sealed and delivered in the presence of: ACRES ACRES AND ACRES A	May 19 73. Seall Change (SEAL)
Personally appeared the undersigned witness and made path that (s)he saw the within named restricted 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 belove me this 10 day of May 19 73. WY COMM. EXP. STATE OF SOUTH CAROLINA LOTINGER 23, 1980 REMUNCIATION OF DOWER COUNTY OF Its GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she doe; freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, release and fearer reliquish unto the mortgager(s) and the mortgager(s) respectively and the mortgager(s) respectively and the mortgager(s) and all her right and claim of dower of, in and to all and singular the premises within mentioned and refered to the control of the same of the second dower of the second se		(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named restricted above witnessed and as ills act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the esecution thereof. SWÖRN to before me this 16 day of May 19 73. MY COMM. EXD. MY COMM. EXD. MY COMM. EXD. STATE OF SOUTH CAROLINA (SEAL) I, the undersigned Notary Public, de hereby certify unto all whom it may cancern, that the undersigned wife (wives) of the above named merteagor(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 far of any person whomeover, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) heirs or successors and assigns, all her interest and, estary, and all her right and claim of dower of, in and to all and singular the premises within mentioned and estered. GIVEN under my hand and seal this 10 day of 1 May 19 73 Nation Public for South Carolina 19 73		PROBATE
Metary Public for South Carolina. My COMM. EXP. My CCMMISSION EXPIRES 1.0. EMBER 23, 1980 RENUNCIATION OF DOWER COUNTY OF C. GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, 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 eastmined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s) heirs or successors and assign, all her interests and estage; and all her right and claim of dower of, in and to all and singular the premises within mantianed and esteesed. GIVEN under my hand and seal this 16 day Of 1 Maly 17 73 Nation Seal. Nation Seal.	Personally appeared the under	signed witness and made path that (s)he saw the within named r. ort- nstrument and that (s)he, with the other witness subscribed above
Netery Public for South Carolina. My COMM. Exp. My CCMMISSION EXPIRES 1.0. EMBER 23, 1980 RENUNCIATION OF DOWER COUNTY OFFICE GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being releastly and seperately eastmined by me, did declare that she does freely, volunterily, and without any computation, dread or fear of any person whomseever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) heirs or successors and assigns, all her interest and estage and all her right and claim of dower of, in and to all end singular the premises within mentioned and refresed. GIVEN under my hand and seal this 16 day Of 1 Maly 17 73 Nation Seals Nation Seals Addition Seals Nation S	7 - 21 170	
STATE OF SOUTH CAROLINA 1.0.EMBLR 23, 1980 RENUNCIATION OF DOWER COUNTY OFFICE GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mertgagor(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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and assigns, and all her right and claim of dower of, in and to all and singular the premises within mantianed and extensed. GIVEN under my hand and seal this 16 day of 1 Maly 1973 Noter Public for South Carolina.	Natary Public for South Carolina	State City .
erately examined by me, did declare that she does freely, voluntarily, and without any computation, drawd or fear of any person whomse- ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her in- terest and estairs and all her right and claim of dower of, in and to all and singular the premises within mentioned and referred. GIVEN under my hand and seal this 10 day of A Maly 19 73 Nateri Public for South Carolina.	STATE OF SOUTH CAROLINA MY COMMISSION EXPIRE	
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