

The Mortgage further covenants and agrees as follows:

- 1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other proper payments to the premises secured by this mortgage shall also secure the Mortgagee for any further loans, advances or advances or payments that may be made hereafter to the Mortgagee by the Mortgagee in so long as the total indebtedness thus secured does not exceed the amount of the principal sum advanced to the Mortgagee. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- 2. That it will keep the improvements now existing or hereafter created on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount at least equal to 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 for the benefit of 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 created in good repair, and in the case of a structure, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, cause the premises, make whatever repairs are necessary, including the completion of any construction, and may, in addition, cause the premises to be sold 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 taxes, and will cause to be paid against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances affecting the mortgaged premises.
- 5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default in compliance herewith that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at law or equity, or the court may appoint a receiver of the mortgaged premises, with full authority to take possession of the same and premises and to 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 mortgagor and after deducting all charges and expenses attending such proceeding 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 Mortgagee 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 Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the intent and purpose of this instrument that if the Mortgagee 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, assigns, 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 Mortgagee's hand and seal this 15 day of July 19 75

SIGNED, sealed and delivered in the presence of

*[Signatures]* SEAL

*[Signatures]* SEAL

*[Signatures]* SEAL

*[Signatures]* SEAL

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }  
 PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness, subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of July 19 75

*[Signature]* SEAL

Notary Public for South Carolina  
 My Commission Expires: 11-9-76

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }  
 RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgagor, 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 whatsoever, renounce, release and forever relinquish unto the mortgagee and the mortgagee'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 15 day of July 19 75

*[Signature]* SEAL

Notary Public for South Carolina  
 My Commission Expires: 11-9-76

RECORDED JUL 23 '75 AT 2:56 P.M.

Register of Mesne Conveyance  
 Greenville County  
 \$1,500.00  
 W. A. Smith & Co., Office Supplies, Greenville, S. C.  
 Form No. 112 AM-8/74  
 Lot 30 Briarcliffe Dr., (Central Ave.) Dixie Hgts

I hereby certify that the within Mortgage has been  
 this 23rd day of July 19 75 at 2:56 P. M. recorded in  
 Book 1344 of Mortgages, page 509  
 As No. 2011

Mortgage of Real Estate

TO

STATE OF SOUTH CAROLINA  
 COUNTY OF

4328 RV.21