The Mortgagor further covenants and agrees as follows	
In That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of tives, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also scene the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indel tiess 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 Mortgagee unless otherwise	T
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 Mortgagee 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 renewal thereof dealt be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee thereof dealt 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 bilance owing on the Mortrage debt, whether due or not. (3) That it will been all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, that it will been all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, that it will be all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, that is will continue construction until completion without interruption, and should it fail to do so, the Mortgague is ay, at its option, ander up a significant including the completion of any construction work underway, and charge the expenses for premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for	it i
such repairs or the completion of such construction to the invergige dead. (4) That it will pay, when due, all taxes, public assessments, and other governmental or main maliciances, times or other imposition against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgage	d d
formises (5) That it hereby assigns all rents, issues and profits of the mort gaged premises from an lafter any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having juris letter may, at Charless or oth twise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the tents, issues and profits, including a reasonable tent if to be fixed by the Court in the event said premises are occupied by the mortgager and after deflucting a charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profit	.f. :11
toward the payment of the debt secured hereby. 6. That if there is a default in any of the terms, conditions, or coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgage to the Mortgagee shall become immediately due and payable, and the option of the Mortgagee, all sums then owing by the Mortgage for the forestoring of this mortgage, or should the Mortgagee become	he ais ne
a party of any soft involving this Mortgage or the title to the premise soft and expenses incurred by the Mortgage the roof be placed in the hards of any attorney at law for collection by out or otherwise, all costs and expenses incurred by the Mortgage, as a parallel are associable at oney's for, shall the recovered and payable canadards or on demand, at the option of the Mortgagee, as a parallel are associable at oney's for, shall the recovered and collected becautely.	re, urt
That the Mortgazor shall hold and enjoy the premises above conveyed until there is a detail under this individual secured hereby. It is the true preprint of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and convenar of the mortgage, and of the note sourced hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force as	nd
S) That the covenants herein contained shall him hand the benefits and advantages shall inute to, the respective heirs, executors, a ministrators successors and assigns, of the parties length. Whenever used, the singular shall include the plural, the plural the singular, and thuse of any gender shall be applicable to all genders.	d- he
WITNESS the Mortgagor's hand and seal this 17th day of August 19/78 SIGNED realed and delivered in the presence of	
Sully C. Milefell both am (SEA	L)
Margaret A Beacham PHILLIP LAMBERT (SEA	E)
Wolf P. Metelle Sladge dantet SEA	(L)
Margaret D. Beachan GLADYS LAMBERT SEA	AL)
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE PROBATE	•
Personally appeared the undersigned witness and made oath that (s)he saw the within named moggor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above we	ort- vit-
Personally appeared the undersigned witness and made oath that (s)he saw the within named mogngor 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.	•••
Personally appeared the undersigned witness and made oath that (s)he saw the within named mogngor 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.	•••
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