The Mortgagor 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 "forggee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. The mostgage shall also secure the Mostgage for any further loans, alvances, readvances or credits that may be made hereafter to the Mostgage by the Mostgage so long as the total indeletness thus secured does not exceed the original amount shown on the face hereof. All some to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mostgagee unless otherwise provided in writing.

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(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 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 standard of the Mortgage debt, whether due or not 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 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, fines or other unpositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged

(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 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 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 Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foredosure 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 here under.

(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 convenints 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

ministrators successors and assigns, of the parties hereto. Whenever use use of any gender shall be applicable to all genders	its and advantages shall inure to, the respective heirs, executors ad-
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersit	(SEAL)  PROBATE  igned witness and made path that (s)be saw the within named mort-
gagor sign, seal and as its act and deed deliver the within written instruments of the execution thereof.  SWORN to before one this 18th day of April  Notary Public for South Carolina My Commission Expires:	ament and that (s)he, with the other witness subscribed above wit-
ed wife (wives) of the above named mortgagors) respectively, did this examined by me, did declare that she does freely, voluntarily, and with nounce, release and forever relinquish unto the mortgagors) and the morand all her right and claim of dower of, in and to all and singular the GIVEN under my hand and seal this  18th day of April  Notary Public for South Carolina.	hout any compulsion, dread or fear of any person whomsoever, re- ortgagee's(s') heirs or successors and assigns, all her interest and estate, premises within mentioned and released  Peggy W. Kelly
Mortgage of Real Este  I hereby certily that the within Mortgage I  this day of day of M. rea  Book of Mesne Conveyance:  LAW OFFICERS OF  BOZEMAN & GRAYSON  THE FIRST FEDERAL BUILDING  301 COLLEGE STREET  GREENVILLE, S. C. 25601	STATE OF SOUTH CAROLI COUNTY OF GREENVILLE  Milford D. Kelly  TO  Gladys Stout & Fred Stout

LAW OFFICER OF BOZEMAN & GRAYSON THE FIRST FEDERAL BUILDING 301 COLLEGE STREET GREENVILLE, S. C. 29001	Register of Mesne Conveyance Count		Book of Mortgages, page	this day of		Mortgage of Real Estate	
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TE OF SOUTH CAROLINA and Grayson, Ettorneys GREENVILLE

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