The Mortgagor turther 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, tor the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure 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 indebtedness that 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 provided in writing.
- (2) That it will keep the improvement now existing or bereafter erected on the mortgaged property issued 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 beld by the Mortgagee, and have attach dithereto loss payable clauses in fivor 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 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 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 hercunder, 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 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 Mortgagor 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 theretopon 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 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 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, a trators, successors and assigns, of the parties hereto. When gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 3rd SICCED, sealed and delivered in the presence of:	ever used the singular s	hall include the plural, th	80	(S	SEAL) SEAL) SEAL)
STATE OF SOUTH CAROLINA		PROBATE			
COUNTY OF GREENVILLE		·			
sign, seal and as its act and deed deliver the within written	ed the undersigned with instrument and that (s)	ess and made oath that he, with the other witnes	(s)he saw the s subscribed a	within named more bove witnessed the	tgagor execu-
SWORN to before me this 3rd day of October		<u>^</u>	Oh		
Notary Public for South Carolina. (SEAL)	lighthi	7.130	lm	
Notary Public for podds Caronia.		<u> </u>		· · · · · · · · · · · · · · · · · · ·	
STATE OF SOUTH CAROLINA	DEN	UNCIATION OF DOW	FR		
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COUNTY OF GREENVILLE					
I, the undersigned N (wives) of the above named mortgagor(s) respectively, did me, did declare that she does freely, voluntarily, and witho	ut any compulsion, dreads. ') heirs or successors an	me, and each, upon being or fear of any person assigns, all her interest	ng privately ar whomsoever, i	nd separately examin renounce, release ar	ned by ad for-
I, the undersigned N (wives) of the above named mortgagor(s) respectively, did	d this day appear before ut any compulsion, dreac s') heirs or successors an	me, and each, upon being or fear of any person assigns, all her interest	ng privately ar whomsoever, i	nd separately examin renounce, release ar	ned by ad for-
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I, the undersigned N (wives) of the above named mortgagor(s) respectively, did me, did declare that she does freely, voluntarily, and without relinquish unto the mortgagee(s) and the mortgagee's(s) of dower of, in and to all and singular the premises within GIVEN under my hand and seal this 3rd day of October 19 80 19	d this day appear before ut any compulsion, dreas s') heirs or successors and mentioned and released (SEAL)	me, and each, upon beind or fear of any person dassigns, all her interest Shirley A. B	ng privately ar whomsoever, i and estate, ar	nd separately examinerounce, release and all her right and	ned by ad for-
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