The Mostgagor further rovenants and agrees as follows:

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15. The sum of the su gee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mostgage shall also secure the Montgagee for any further hans, advances, readvances or credits that may be made hereafter to the Montgagee by the Montgagee so long as the total indel tress thus secured the original amount shown on the face hereof. All some as advanced shall bear interest at the same rate as the mornage disht 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 erected on the mortgaged property innured as may be required from time to time by the Mortgagee against loss by fire and any other harards 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 incurance company concerned to make payment for a loss directly to the Mortgagee, to the material of the halance content on the Mortgagee, the 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 Mortgager 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 premises.

(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 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 tents, 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 coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgages 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 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 convenants 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 sistee

(8) That the covenants herein contained shall tend, and the bene ministrators successors and assigns, of the parties hereto. Whenever us use of any gender shall be applicable to all genders.	fits and advantages shall inure to, the respective heirs, executors, as ed, the singular shall include the plural, the plural the singular, and the
WITNESS the Mortgagor's hand and seal this 24th day of	December 19 80
SIGNED, sealed and delivered in the presence of	18 -50/h
ality of Smith	Hilford D. Kelly (SEAI
	SEAL
	SEAL
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	PROBATE
SWOWN 20 before the this 24th day of December SWOWN 20 before the this 24th day of December SEAL) Notary Public for South Carolina My Commission Expires: 10-15-89 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 1, the undersigned Notary Public ed wife (wives) of the above named mortgagors) respectively, did the examined by me, did declare that she does freely, voluntarily, and windown, release and forever relinquish unto the mortgagoes) and the mand all her right and claim of dower of, in and to all and singular the	RENUNCIATION OF DOWER c, do hereby certify unto all whom at may concern, that the undersign s day appear before me, and each, upon being privately and separated thout any compulsion, dread or fear of any person whomssever, represented the being or computers.
GIVEN under my hand and seal this	trans de cities
24th day at December 1980	Peggy W. Kelly
Notary Public for South Carolina. My commusion expires: 10-15-89	ON TRACE PARTY
Mortgage of Real Es I hereby certify that the within Mortgage this	STATE OF SOUTH CAROL COUNTY OF GREENVILLE Miliord D. Kelly TO Lloyd D. Auten

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