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 Mortgagee, for 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 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 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 renewals thereof shall be held by the Mortgagee, and have attached hereto 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 balance owing on the Mortgage debt, whether due or not.
- improvements now existing or hereafter exected in good renair and in the case of a construction loan, that it will con-

(SEAL) That if there is a default in any of the terms, conditions, or coverants of this mortgage, not of the note secured hereby, then, at the epides of the Mortgage tall albecome immediately due and payable, and this mortgage may be fore-flowed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the bioritages become a party of any should reflect the state of the control of the mortgage, or should the bioritage become any any of any should reflect the state of the control of the mortgage, or should the bioritage become any appearance of the mortgage, and a second in a strong of the should thereby no become due and payable immediately or on demand, at the option of the Mortgage, as a part of the debt secured hereby, and may be recovered and colored because of the state of the mortgage, and control of the mortgage, and colored because and payable immediately per should be payable that the state of the mortgage, and colored because and payable immediately or on demand, at the option of the Mortgage shall should be the secure of the state of the state secure of the state of the state secure of the state secure of the state secure of the state of the s	pletion of such construction to the mortgage debt.		n work underway, and c			
(6) That if there is a default in any of the terms, conditions, or coverants of this mostages are of the note secured hereby, then, at the option of the Mortages that be the Mortages that be mortaged as a second to the contract of the mortage may be forested. Should any plant proceeding be instituted by the Mortages that be contracted to the contract of the Mortages and and the mortage may be forested to the mortage of the Mortages and an appear to the Mortages and an appear to the Mortages and an appearation of the Mortages and an appearation of the Mortages, and an appearation of the Mortages, a part of the dots recurred hereby, and may be recovered and contracted that it is mortage that the potent of the Mortages, a part of the dots recurred hereby, and may be recovered and contracted that it is mortage that the expense in the mortages, and an appearation of the notes recurred to the processor and engines to the contract that it is mortage that the second the mortages, and of the notes recurred the entity, that them this mortages that the suttley of all and roots; cherwise to entain in full force and of the notes recurred the entity, that them this mortages that the suttley of all and roots; cherwise to entain in full force and of the notes recurred the entity, that them this mortages that the supplies tha	mortgaged premises. That it will comply with all governme (5) That it hereby assigns all rents, issues and profit legal proceedings be instituted pursuant to this instrumen mortgaged premises, with full authority to take possession	ental and municipal is of the mortgaged ni, any judge havin on of the mortgages s are occupied by the	laws and regulations and premises from and afte g jurisdiction may, at Ch d premises and collect the he mortzagor and after de	cting the mortgage rany default hereu tambers or otherwi rents, issues and p ducting all charges	nder, and agrees that se, appoint a recent rolits, including a re and expenses atten	it, should fer of the easonable ding such
Dy. If it the true meaning of this instrument that if the Mortgapes shall fully perform all the times, considered, and constant of the mortgage shall be underly obtained and the times, considered and other mortgages that it is uniformly and provide; therewho to remain in this force and written. (8) That the coverants herein contained shall bind, and the benefits and advantages shall me to the respective heirs, executors, shall shall be underly the shall be underly the shall be underly the plural, the plural the plurals and the sea of any gender shall strictly and the set of any gender shall shall strictly and the set of any gender shall shall shall strictly and strictly an	(6) That if there is a default in any of the terms, con the Mortgagee all sums then owing by the Mortgagor to closed. Should any legal proceedings be instituted for the this Mortgage or the title to the premises described herein ney at law for collection by suit or otherwise, all costs a come due and payable immediately or on demand, at the collected hereunder.	the Mortgagee shall e foreclosure of this n, or should the deb and expenses incurr e option of the Mo	l become immediately dis s mortgage, or should the of secured hereby or any red by the Mortgages, and ortgagee, as a part of the	ne and payable, an Mortgagee become part thereof be place a reasonable attor debt secured hereb	d this mortgage ma a party of any suit ced in the hands of a ney's fee, shall then y, and may be reco	involving any attor- eupon be- vered and
STATE OF SOUTH CAROLINA COUNTY OF Greenville Lite understand Nature Politics South Carolina Note that show a mand mortgaged and remove that show a mortgaged without the mortgaged of and the decise that she does freely, voluntarily, and without any compulsion, dread or fared any person whenthere, removes, related and follows the mortgaged (i) before an or concessor and understand that in the understand by the country of the above named mortgaged (i) before an or concessor and understand that in the understand by the country of the above named mortgaged (i) before an or computation, dread or fared or fared any person whenthered removes, that the understand by more, did declare that she does freely, voluntarily, and without any compulsion, dread or fared any person whenthered removes, and the show a mand of down of in and to all and simplicit the premises while mentioned and released. Notes Politics of the Carolina 10 83	by. It is the true meaning of this instrument that if the of the note secured hereby, that then this mortgage shall be (8) That the covenants herein contained shall bind, successors and assigns, of the parties hereto. Whenever use	Mortgagor shall ful be utterly null and t and the benefits an	lly perform all the tems, void; otherwise to remain ad advantages shall inure t	conditions, and co in full force and vi o the respective he	venants of the mori rtue. irs, executors, admi	igage, and nistrators,
STATE OF SOUTH CAROLINA COUNTY OF Greenville Sign, seal and as its act and deed deliver the wikin written instrument and that (1) he, with the other witness tradecribed above witnessed the execution thereof. SYMPHONE South Carolina (SEAL) 1983. SULLY. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Poble, do hereby certify unto all whom it may concern, that the undersigned with the country of the above passed mortgage (1) and the working special before one, and such appears and for one of the state of the such appears to the mortgage (1) and the mo	be applicable to all genders. WITNESS the Mortgagor's hand and seal this	11			_	
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COUNTY OF Greenville It the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgage (a) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, volunturily, and without any compalison, dread or fear of any person whomsovers, resources, release and forever relinquish unto the mortgage (a) and the mortgage (a) being or nonzessors and analysis, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this One of May Low (SEAL) Notary Public for South Carolina. ONE OF SOUTH	Jeley Egas (SE	AL)	Eu	la p	- ball	
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I, the undersigned Notary Public, do hereby certify unto all whom R may concern, that the undersigned wife (wives) of the above named mortgagor(s) 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 witominerer, release and forever relinquish unto the mortgager(s) and the mortgager(s) being 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 Interpolation of May 1983 In 198	Notary Public for South Carolina 7-30-199	AL)	<u>Ea</u>	ln: p	Thall-	
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STATE OF SOUTH CAROL State of South Carolina Notary Public for South Carolina RECORDED MAY 16 1983 Anderson Charlotte W. Bailey May May Terry E. Haskins Suite 78 25 Sweetbriar Rd. S6,050.00	Notary Public for South Carolina 7-30-1-99 STATE OF SOUTH CAROLINA	AL)	<u> </u>	of dower	Thall.	
STATE OF SOUTH CARO COUNTY OF GREENVILLE Jeffrey B. Anderson at 3:15 RECORDER May of Jay	Notary Public for South Carolina. Notary Public for South Carolina. NY COMMISSION FOR 7-30-1-99 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigne (wives) of the above named mortgager(s) respectively, me, did declare that she does freely, voluntarily, and we ever relinquish unto the mortgagee(s) and the mortgage of dower of, in and to all and singular the premises with the premise with	d Notary Public, do did this day apportishout any compules (s') beirs or suc	RENUNCIATION o hereby certify unto all ear before me, and each, sion, dread or fear och, cessors and assigns, ill b	whom it may consupon being private	cern, that the under	signed wife
STATE OF SOUTH CAROL COUNTY OF GREENVILLE Jeffrey B. Anderson Jeffrey B. Anderson MAY I hereby certify that the within Mortuse May of	Notary Public for South Carolina. Notary Public for South Carolina. NY COMMISSION 7-30-1-9 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigne (wives) of the above named mortgagor(s) respectively, me, did declare that she does freely, voluntarily, and wever relinquish unto the mortgagee(s) and the mortgage of dower of, in and to all and singular the premises with CIVEN under my hand and seal this	d Notary Public, do did this day apportishout any compules (s') beirs or suc	RENUNCIATION o hereby certify unto all ear before me, and each, sion, dread or fear of the cessors and assigns, all b	whom it may consupon being private	cern, that the under	signed wife
STATE OF SOUTH CAROL COUNTY OF GREENVILLE Jeffrey B. Anderson TO Charlotte W. Bailey I hereby certify that the within Mortgage day of	Notary Public for South Carolina. Notary Public for South Carolina. NY COMMISSION E.P. 7-30-1-96 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigne (wives) of the above named mortgagor(s) respectively, me, did declare that she does freely, voluntarily, and we ever relinquish unto the mortgage of dower of, in and to all and singular the premises with CIVEN under my hand and seal this Only of May 19 83	d Notary Public, do did this day app hithout any compules(s') beins or suc ithin mentioned an	RENUNCIATION o hereby certify unto all ear before me, and each, sion, dread or fear of the cessors and assigns, all b	whom it may consupon being private	cern, that the under	signed wife
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TO TO Bailey Bailey Bailey Figure has been within Mortuge has been May OFFICES OF Haskins riar Rd. e, S.C. 29615 .00	Notary Public for South Carolina. Notary Public for South Carolina. Notary Public for South Carolina. I, the undersigne (wives) of the above named mortgagor(s) respectively, me, did declare that she does freely, voluntarily, and we ever relinquish unto the mortgagee(s) and the mortgagor of dower of, in and to all and singular the premises with CIVEN under my hand and seal this Notary Public for South Carolina.	d Notary Public, do did this day appointment any compulers or succeptable in the mentioned and (SEAL.)	RENUNCIATION of hereby certify unto all ear before me, and each, sion, dread or fear of ar cessors and assigns, ill be deleased. Janice 3 at 3:15	whom it may consupon being privately person whomsoe interest and estimated the H. Anderso	cern, that the under cly and separately ever, renounce, release to, and all her right to, and all her right to the country of	rsigned wife examined by use and for- st and claim
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