(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 covenants 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 Mortgages 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 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
- (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 preceeding 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, a the option of the Mortgagee, all sums then owing by the Moragagor 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 Mortgage 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 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, and the benefits and advantages shall inure to, the respective heirs, executors

PROBATE COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within written instrument and that (s)he, with the other witness submittenses the execution thereof. SWORN to before me this 19thday of April 19.75 Notary Public for South Carolina. Commission expires 9/15/77 STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may centoera, it signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being perharetal and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and GIVEN under my hand and seal this 19thay of April 19.75 Notary Public for South Carolina. Commission expires 9/51/77 (SEAL) Notary Public for South Carolina. Commission expires 9/51/77 (SEAL) Notary Public for South Carolina. Commission expires 9/51/77 (SEAL)	(SEAL)
PROBATE DUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within singer sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subtitions to be seen that the singular probability of the same of the seed of the seen that the singular probability of the south Carolina. (SEAL) OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any personant estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and sive under my hand and seal this 19 that of the substitute of	(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subtrinessed the execution thereof. WORN to before me this 19thday of April 19 75 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the signed wife (wives) of the above named mortgageof(s) respectively, did this day appear before me, and each, upon being princately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any priver, renowner, release and forear relinquish unto the mortgageof(s) and the mortgageof(s) first or successors and assignees and eather, and all her right and claim of dower of, in and to all and singular the premises within mentioned and GIVEN under my hand and seal this 19 thy of April 19 75 (SEAL) Notary Public for South Carolina. Commission expires 9/51/77 (SEAL)	(SEAL)
PROBATE OUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within sitnessed the execution thereof. WORN to before me this 19 thday of April 19 75 OUNTY OF Greenville	(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within sport sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness substitutes the execution thereof. WORN to before me this 19thday of April 19.75 (SEAL) (SEAL) (SEAL) (SEAL) (OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the concern sport of the above named mortgage (s) respectively, did this day appear before me, and each, upon being printedly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any price, renowner, release and forever relinquish unto the mortgage (s) and the mortgage (s(s) hers or successors and assigneed and eather, and all her right and claim of dower of, in and to all and singular the premises within mentioned and solven under my hand and seal this 19thy of April 19.75 Netary Public for South Carolina. Commission expires 9/51/77 (SEAL)	
Personally appeared the undersigned witness and made oath that (s)he saw the within ager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness substituseed the execution thereof. WORN to before me this 19thday of April 19.75 (SEAL) (SEAL) OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the igned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being print rately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any power, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) here or successors and assigness and eatate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and sixten without any compulsion. (SEAL) 19 that of the print of th	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subtitions the execution thereof. WORN to before me this 19thday of April 19.75 (SEAL) Olary Public for South Carolina. Commission expires 9/15/77 TATE OF SOUTH CAROLINA RENUNCIATION OF DOWER OUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, the signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fair of any press; renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) and its mortgage(s) and its mortgage(s) and assigners and easter, and all her right and claim of dower of, in and to all and singular the premises within mentioned and six under my hand and seal this 19th april 19.75 (SEAL) Commission expires 9/51/77 (SEAL)	
Personally appeared the undersigned witness and made oath that (s)he saw the within intersed the execution thereof. WORN to before me this 19thday of April 19.75 ———————————————————————————————————	
Personally appeared the undersigned witness and made oath that (s)he saw the within increased the execution thereof. WORN to before me this 19thday of April 19.75 (SEAL) OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, the gigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any personally examined by me, did rever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigned and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and site of the state of the st	
(SEAL) lotary Public for South Carolina. Commission expires 9/15/77 TATE OF SOUTH CAROLINA OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any power, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assignment assignment and all her right and claim of dower of, in and to all and singular the premises within mentioned and interpolation of the properties	
COMMISSION EXPIRES 9/15/77 TATE OF SOUTH CAROLINA RENUNCIATION OF DOWER OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, the igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any power, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assignments and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and interpretation of the properties of the propertie	
TATE OF SOUTH CAROLINA OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, the igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any power, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s(s)) heirs or successors and assignerest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and solven under my hand and seal this 19thay of April 19 75 Notary Public for South Carolina. Commission expires 9/51/77 246	
RENUNCIATION OF DOWER OUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any rer, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assignerest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and interpretation of the mortgage of the premises within mentioned and interpretation of the premises within mentioned and interpretation of the premises of the premises within mentioned and interpretation of the premises of the premises within mentioned and interpretation of the premises within mention of the premises within the premises within the premises within the premise within the premises within the premise wi	
I, the undersigned Notary Public, do hereby certify unto all whom it may cancers, the great wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any privar, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigness and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and in the successor of the successor	
19th April 19 75 Seattle South Carolina. Commission expires 9/51/77 Commission expires 9/51/77 Commission expires 9/51/77	ately and sec erson whomes is, all her in
(SEAL) Iotary Public for South Carolina. Commission expires 9/51/77 Commission expires 9/51/77 Commission expires 9/51/77	
Commission expires 9/51/77 (1) 2463	
Commission expires 9/51/77 (1) 24 30:20 4.8. 246;	
H (f) B1 > 0 0 - 1	
OUNTY OUNTY Annels on Nonels of Sister of 6,500 of 20	\aleph
H. O. H. O. D. S. O. S. S. O. S. S. O. S. S. O. S.	
7.8 1 5 1 3 8 A O	
	8
Crew Crew Crew Corrity h	PA
OF SOUTH TY OF GREI Crews, Ji Crews, Ji Crews, Ji Crews, Ji And Crews	VX
GREENVILL GREENVILL TO Childers Childers Conveyance An recorded in	VX
GREENVIL GREENVIL GREENVIL TO TO Childers Childers Conveyance Conveyance Whound	PAID
TO TO Within Months Mounta	PAID
AROLI WILL and	VX