The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall recure the Mortgagee for such fur thei sums as may be advanced hereafter, at the option of the Morrgagee, 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 crudits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus recured 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 hereafte, crected on the mortgaged property insured as may be required from time to time by the Mortgages against loss by fire and any other instants specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurince company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage oebt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter crected 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 invincept has 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 mortgager and after deducting all charges and expenses attending such precisions 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 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 finds 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.

STATE OF SOUTH CAROLINA COUNTY OF Personally appeared the undersigned witness and made oath that (s) he saw the within named n ortalization to before me this? 25 day of July 19 D COUNTY OF Notary Public for South Carolina STATE OF SOUTH CAROLINA COUNTY OF Line undersigned Notary Public, do hereby certify unto all whom it 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 whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare, that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomase carefully examined by me, did declare th	administrators, successors and as and the use of any gender shall it WITNESS the Mortgagor's hand (SIGNED) sealed and delivered in	be applicable to all genders. and seal this day o	of the second	19 👙 "		
STATE OF SOUTH CAROLINA PROBATE COUNTY OF Personally appeared the undersigned witness and made oath that (s)he saw the within named n ortwinessed the execution thereof. SWORN to before me this 25 day of 19 % Personally appeared the undersigned witness and made oath that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 25 day of 19 % Personally witness and made oath that (s)he saw the within named n ortwinessed the execution thereof. SWORN to before me this 25 day of 19 % Personally witnessed the subscribed above witness subscribed above witnessed the execution thereof. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF The undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above asmed mortpapor(s) respectively, did this day appear before ms, and each, upon being privately and separately assemined by ms, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomesore the mortpaper(s), and the mortpaper(s) here or successors and assigns, all here interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentianed and released. GIVEN under my hand and seal this 19 ?5		4	Duce O	Clum	ean	~ (SEAL)
STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (s)he saw the within named in ortage of the execution thereof. SWGRN to before me this 25 day of June 19 20 COUNTY OF STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencera, that the undersigned wife (wives) of the above named emergagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freety, voluntarity, and without any compulsion, dread or fear of any person whomsover, release and forever elinquish unto the mortgage(s) and the mortgage(s)'s) heirs or successors and assigns, all her interest and estate, and all her sight and claim of dower of, in and to all and singular the premises within mentioned and released. RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to 12:21 P.M. STATE OF SOUTH CAROLINA RECORDED IN 3 0 1975 to	Cauce M'Line	red.		and a significant state of the significant sta		_ (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Personally appeared the undersigned witness and made oath that (s)he saw the within named northogogor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 25 day of 19 D COUNTY OF STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the understaged wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and server remounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) in each of each of the premises within mentioned and released. GIVEN under my hand and seal this STATE OF SOUTH CAROLINA RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under my hand and seal this RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. COUNTY Public for South Carolina. RECORDED IUL 3 0 1975 to 12:21 P.M. COUNTY OF BURN Under MY hand and seal this COUNTY Public for South Carolina. COUNTY OF BURN Under MY hand and seal this to 12:21 P.M. COUNTY COUNTY OF BURN Under With MY hand Under MY hand Without and the without the without the without the without	and the second control of the second control	and the second of the second of		e e e e e e e e e e e e e e e e e e e	er is - free statementerstellerstellen mit nammer makelige springen, soder	. (SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named riort. gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 25 day of July 19 December	and you produce the contract of the contract o	a na na nasanna na		THE RESERVE AND ADDRESS OF A SERVER OF A S		_ (SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named nort- witnessed the execution thereof. SWORN to before me this 25 day of July 19 D What Made (SEAL) Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and are averaged examined by me, did declare that she does freely, voluntarity, and without any compulsion, dread or fear of any person whomse- aver, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her in- terest 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 Solday of 1923 RECORDED JUL 3 0 1975 64 12:21 P.M. RECORDED JUL 3 0 1975 64 12:21 P.M. COND SOLD SOLD SOLD SOLD SOLD SOLD SOLD SOL	STATE OF SOUTH CAROLINA	1	PROBATE			
pages sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 25 day of 19 D Lieb Model (SEAL) Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomsover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs 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 25 day of 19 73 RECORDED IUL 3 0 1975 (at 12:21 P.M. 20178) RECORDED IUL 3 0 1975 (at 12:21 P.M. 20178)	COUNTY OF	į.				
SWORN to before me this 25 day of July (SEAL) Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomsover, renewer, release and forever relinquish unto the mortgages(s) and estate, and all her right and claim of dower of, in and to all and singular the premises within mentianed and released. GIVEN under my hand and seal this Solday of 19 72 SEAL) Notary Public for South Carolina. RECORDED JUL 3 0 1975 12 :21 P.M. 2018 CONDUCTION SEAL) OF 00 B US AT MEST CONDUCTION OF 00 B	witnessed the execution thereof.	d deed deliver the within writt	en instrument and that (s)he,	with the other	er witness subscrib	ned n ort- ed above
STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it 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 declarc that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs 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 mentianed and released. GIVEN under my hand and seal this 2 S day of 19 75 RECORDED IUL 3 0 1975 to 12:21 P.M. RECORDED IUL 3 0 1975 to 12:21 P.M. O TO S A M M M M M M M M M M M M M M M M M M	SWORN to before me this 25	day of July	19 25		<i>.</i> .	
STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomsover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs 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 mentianed and released. GIVEN under my hand and seal this 2 S day of 19 75 RECORDED IUL 3 0 1975 to 12:21 P.M. RECORDED IUL 3 0 1975 to 12:21 P.M. O TO S A M M M M M M M M M M M M M M M M M M	I'med Mit-ling	NO CEAN	1/8/00	1 X >	Junter	
STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomse ever, renounce, release and forever relinquish unto the mortgager(s) heirs 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 25 day of 19 73 RECORDED UL 3 0 1975 & 12:21 P.M. RECORDED UL 3 0 1975 & 12:21 P.M. C P S RECORDED UL 3 0 1975 & 12:21 P.M. C P S RECORDED UL 3 0 1975 & 12:21 P.M. C P S RECORDED UL 3 0 1975 & 12:21 P.M.	Notary Public for South Caroline	10-16-18				
RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs 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 25 day of 1975 (SEAL) Notary Public for South Carolina. RECORDED IUL 3 0 1975 (E 12:21 P.M. 2016)		1				
I, the undersigned Notary Public, do hereby certify unto all whom it 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 whomso ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs 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 25 day of 1975 RECORDED JUL 3 0 1975 (SEAL) Notary Public for South Carolina. RECORDED JUL 3 0 1975		}	RENUNCIATION OF E	OOWER		
arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or tear of any person whomso ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee'sfs') heirs 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 25 day of 1975 (SEAL) Notary Public for South Carolina. RECORDED JUL 3 0 1975 (SEAL) OF SOURCE DE UK STATE OF ST		1, the undersigned Notary Pu	blic, do hereby certify unto a	ll whom it m	ay concern, that H	he under-
GIVEN under my hand and seal this 25 day of State Duncan 19 75 Notary Public for South Carolina. RECORDED IUL 3 0 1975 & 12:21 P.M. 2578 STATE OF TO SUN	arately examined by me, did dec	lare that she does freely, voluter relinguish unto the mortgage	ntarily, and without any comput re(s) and the mortgagee's(s') he	sion, dread or eirs or succes:	tear of any person sors and assigns, a	i whomso- II her in-
Notary Public for South Carolina. RECORDED JUL 3 0 1975 Lt 12:21 P.M. 2578 STATE ON OF POR OF POR						
Notary Public for South Carolina. RECORDED IUL 3 0 1975 Lt 12:21 P.M. 2578 STATE ON OF POR OF POR	25 Aday of Change	19 75	Getty	Jane	Dunca	n)
RECORDED TOL 3 0 1975 Let 12:21 P.M. ADATE COUNTY STATE OFF. Solution RECORDED TOL 3 0 1975 Let 12:21 P.M. ADATE OFF. Solution OFF. Sol	Claud 711ex	Mala (SEAL)	<u>()</u>	<u>U</u>		
STATE COUNT COUNT Bru Bru Register Register \$ 10,			рм. 2578			
FAIR OF SOUTH CA TATE OF SOUTH CA OUNTY OF Greenvi Bruce R. Duncan Bruce R. Duncan Mortgage of Mortgage of Acresby certify that the within hereby certify that the within ay of July Acrigages, page 51 Acrigages, page 61 Acrigages, page 61		, c , g , ,			o v	1
FE OF SOUTH CANTY OF Greenville R. Duncan ruce R. Duncan outhern Bank and O. Box 1329 recenville, S. C. Mortgage of Muly July July Signs, page 51 To of Manne Conveyance of Acc Manne Conveyance of Acc Signs Sig		ay A	လ ဗာ လ	ង	Ö	S S
OF SOUTH CA Y OF Greenvi e R. Duncan hern Bank and Box 1329 nville, S. C. July July July M. record of Mesne Conveyance 63.00	35	Y o Y	out · O	ruc	Ž	NIN
SOUTH CA SOUTH CA Foreway Conveyance South Can To The Greenvi T	A 0 3		n b b b b b b b b b b b b b b b b b b b		۲ Q	
Ouncan Duncan To ank and 1329 To S. C. A. record Conveyance	. oc	rig ull	X Sox	•	s ¥	8) 0
H CA 'Cenvi Can can can record record		Si P	2 B 13 B	Dun	ဂ္ဂ ဂု	1,10
ord Phin C. C. T.	V⊕	. <u>.</u> 0	• 10	ıcar	्र स	
	nce	orde thin	10 C.	Ļ	n Çi.	,