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The Mortgagor further covenants and agrees as follows:

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- (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 toans, advances, readvances or credits that may be made hereafter to the Mortgager 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 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 premiums and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance using 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 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 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, at the option of the Mortgagee, all sums then owing by the Moragageerto 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 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.

FITNESS the Mortgagor's hand and real this 9th IGNED, sealed and delivered in the presence of:	day of	David DAVID G	Jiron RAHAM	y 76. Juan J Buckner	Buckner L, JR.	JSEALI	
	/					(SEAL)	
	-				<u> </u>	(SEAL)	
TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		PR	OBATE				
Personally appeared agor sign, seal and as its act and deed deliver the with itressed the execution thereof. WORN to before me this 9th day of Januar	ia written ja	signed witness and strument and st	sat (s)he,	with the other	witness subscri	med r. ort- bed above	
etary Public for South Carolina.	L)	4/2,	4	11/1/16	vald_		
Ty commission expires 11-4-8	30		¥				
OUNTY OF GREENVILLE	***	RENUNCIAT	ION OF C	OWER IARRIED			
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rately examined by me, did declare that she does freel ver, renounce, release and forever relinquish unto the r crest and estate, and all her right and claim of dower of VIVEN under my hand and seal this	spectively, di ly, voluntaril mortgagee(s)	d this day appea ly, and without a and the mortga	r before m ny comput jee's(s') h	ne, and each, upo sion, dread or fe eirs or successor	on being private (ar of any persons and assigns,	ly and sep- on whomeo- all her in-	
igned wife (wives) of the above named mortgagor(s) restatly examined by me, did declare that she does freely ver, renounce, release and forever relinquish unto the recest and estate, and all her right and claim of dower of VEN under my hand and seal this. The day of January 1976.	spectively, di ly, voluntaril mortgagee(s)	d this day appea ly, and without a and the mortga	r before m ny comput jee's(s') h	ne, and each, upo sion, dread or fe eirs or successor	on being private (ar of any persons (a and assigns,	ly and sep- on whomeo- all her in-	ر ب
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