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 tixes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants berein. 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 indebtness 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 advanced shall be payable on demand of the Mortgagee.

(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 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, lines 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 Chumbers 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 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 on of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this

a reasonable attorney's fee, shall the e debt secured hereby, and may be (7) That the Mortgagor shall hold red hereby. It is the true meaning o be mortgage, and of the note secured e.	torney at law for collection by suit recupon become due and payable immo recovered and collected here under and enjoy the premises above confithis instrument that if the Mortgage hereby, that then this mortgage shall bind, and the benefits an e parties hereto. Whenever used, thall genders.  5th day of	exercit until there is a default undergor shall fully perform all the term all be utterly null and void; otherwind advantages shall inure to, the singular shall include the plural,  September 1984	es incurred by the Mortgagee, on of the Mortgagee, as a part or this mortgage or in the note ms, conditions, and convenants rise to remain in full force and respective heirs, executors, adthe plural the singular, and the
	<u> </u>		Harrell (SEAL)
5 1/ Kill	Gra	B. Owens Harrell	(SEAL)
Chacquelin S	alree 7	ry Lee Warrell	(SEAL)
	, ser		(SEAL)
ATE OF SOUTH CAROLINA UNTY OF GREENVILLE	- 1 1 1 1 1	ROBATE  ied witness and made oath that (s)!	he saw the within named mort-
One of before me the 5th	Personally appeared the unitersignic deliver the within written instrume    day of September   19	. 1	Quais
ATE OF SOUTH CAROLINA	10		
amined by me, did declare that she unce, release and forever relinquish d all her right and claim of dower	I, the undersigned Notary Public, of mortgagoris) respectively, did this die does freely, voluntarily, and witho unto the mortgagec(s) and the mort of, in and to all and singular the p	but any compulsion, dread or fear reages de heirs or successors and a	of any person whomsoever, re- ssigns, all her interest and estate,
VEN under my hand and seal this			
VEN under my hand and seal this day of	19 .		8060
IVEN under my hand and seal this day of  Totary Public for South Carolina. Ty commission expires:	(SEAL)	at 1:16 F/M	STATI COUNTY GRACE E JERRY LE