1

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur their sums as may be advanced hereafter, at the aption 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, resdvances or modifications 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 hereaf. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domaind 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 Mortgaged 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 thus 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 prémises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 lear, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 etherwise, 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 proceeding and the execution of its trust as receiver, shall apply the residue of line said; 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 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 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 Mortgegor shall hold and enjoy the premises above conveyed until there is a default under this mortgege or in the note secured hereby. It is the true meaning of this instrument that if the Mortgegor shall fully perform all the terms, conditions, and covenants of the mortgege, and of the note secured hereby, that then this mortgege 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, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  The state of the state of deed deliver the within written instrument and that (title, with the effect within awared of extraordinate the accounting thereof.  SWORTH by before a this 30 this state and deed deliver the within instrument and that (title, with the effect within awared above without any content of the state o	Oliva B.	norm	<u>_</u> 	V Same	ull de	Pade	(SEAL)  (SEAL)  (SEAL)  (SEAL)	
Personally appeared the undersigned willows and made onth that (s) he, with the other withous subscribed above within suffice instrument and that (s) he, with the other witness subscribed shows witnessed the assection thereof.  SMORM type before in his 30 th they NOV officer.  SMORM type before in his 30 th they NOV officer.  SMORM type before in his 30 th they NOV officer.  (SEAL)  STATE OF SOUTH CAROLINA  NOT NECESSARY NUNCHARD MONEY MORTGAGE  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom if may cancers, that the undersigned wife (wives) of the above named mertgager(s) respectively, did this day appear before me, and each, upon being privately and segarately examined by me, did declare that the does freely, voluntarity, and without any computation, dread or fear of any person whentoe are consequence, release and forever relimination that the mertgager(s) and without any computation, dread or fear of any person whentoe rever, analysis and fear of declare that the does freely, voluntarity, and without any computation, dread or fear of any person whentoe rever and catality, and all her rejult and claim of declare in the person of the region of the mertgager(s) and and singular the premises within mentioned and released.  MICLOCOLD AND AND AND AND AND AND AND AND AND AN	STATE OF SOUTH CAROLIN	NA }		PROBATI	Ē			
suppor sign, seal and as its set and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the assection phereof.  SMORTH-ry before on this 30 th agency NOVEMBER, 1973.  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify orther all whem it may connect, that the understanding with (wiver) of the above trace that they does freely related to this stay speed before me, and each, speed being prisonly and sending related and staying all her interest and state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  RECORDED DEC 5 - 73 12685	COUNTY OF GREENVI		and the modern	inend witness and was	la nath that falks so	ow the within se	med r est.	
SYNORM and before the first 30 through SOLD SOLD SOLD SOLD SOLD SOLD SOLD SOLD		ct and deed deliver the s	erea the unders within written in	igned williess and mac istrument and that (s)	he, with the other	witness subscrit	sed above	
STATE OF SOUTH CAROLINA  NOT NECESSARY — PURCHASE MONEY MORTGAGE  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 mortgager(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 whomesever, renounce, relates end forever relinquish unto the merigages(s) and the mortgages(s) has been mortgages(s) and the mortgages (s) are so years and easing, all her interest and estate, and an interriging and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  ANOTT SECONDED DEC 5 - 73 14685  STATE OF SOUTH CAROLINA  RECORDED DEC 5 - 73 14685  NOTATE OF SOUTH CAROLINA  RECORDED DEC 5 - 73 14685  NOTATE OF SOUTH CAROLINA  RECORDED DEC 5 - 73 14685  NOTATE OF SOUTH CAROLINA  RECORDED DEC 5 - 73 14685  NOTATE OF SOUTH CAROLINA  RECORDED DEC 5 - 73 14685  RECORDED DEC 5 -			ber, 19	73.		1		
I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any computation, dread or fear of any person wheelease are forever relinquish unto the mortgager(s) and the mortgager(s) heirs or successors and subjert, all their premises within mentioned and subjert, all their premises within mentioned and released.  GIVEN under my hand and seal this day of  19  SEAL)  RECORDED DEC 5 - '73 12685  STATE OF SOUTH CAROLINA  Notary Public for South Carolina.  RECORDED DEC 5 - '73 12685  Louis Samuell A. Recorded in a sook  Attorney's at Linu  Lis Broadus Avenue  Attorney's at Linu  Lis Broadus Avenue  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  For Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  Book  Attorney's at Linu  Lis Broadus Avenue  Book  STILLE  Book  Attorney's at Linu  Lis Broadus Avenue  Book  Attorney's attorney's at Linu  Lis Broadus Avenue  Book  Attorney's at	Notary Public for South Co	Markett (5	SEAL)	4	Chura to	S. Nour	<u>)                                    </u>	
Lithe undersigned Notary Public, do hereby certify unto all whom it may cencers, 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 computation, dread or fear of any person wheelesses early forever relinquish unto the mortgagor(s) and the mortgagor(s) herize or successors and assigns, all her interest and states, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  MCDONALD, COX & STILLE  MCDONALD, COX & STILLE  SEAL)  RECORDED DEC 5 - '73 14685  Country Public for South Carolina.  RECORDED DEC 5 - '73 14685  Samuel 1 P Realister of Marine Carolina.  RECORDED DEC 5 - '73 14685  Louis Samuel 1 P Realister of Marine Carolina Conveyance of Real In Book  Altonogys at Lun  Altonogys at	STATE OF SOUTH CAROLI	NA , NO	T NECESS	ARY - PURCH	ASE MONEY	MORTGAGI	3	
signed wife (wivers) of the above named mortgago(s) respectively, did this day appear before me, and each, upon being privately and sibner of any person whenter of early present of the state of the state of the state of the state of the state, and the mortgage(s) and the mortgage(s) and the mortgage(s) and the mortgage(s) their or successors and assignated assignated assignated as the state of the state o	COUNTY OF	<b>,</b>		KENGICO KINI C				
PAID \$ 2.50  PAID \$ 2.50  DEC 5 1973  MCDONALD, COX & STILWELL  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Samuel A. Raiden  TO  TO  Nortgage of Real Estate  Mortgage of Real Estate  Attorneys at Law 115 Broadus Avenug Greenville, South Carolina 23001  3,700.00  To  To  To  To  To  To  To  See Stil well  Attorneys at Law 115 Broadus Avenug 115 Broadus Avenug 115 Broadus Avenug 115 Strong South Carolina 23001	والمستعمد والمستعمد والمستعدد والمستعد والمستعدد والمستع	d declars that the door !	fraely voluntaril	y, and without any con	npulsion, dread or h	ear or any person	n maente-	
PAID \$ 2.50   TAGE S5   TO    STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Samuel A. Raiden  To   Louise K. Leatherwood    To   Attorneys at Law   Lib Broadus Avening Greenville South Carolina 23501  Aroo	arately examined by me, di ever, renounce, release and terest and estate, and all he	d declare that she does to forever relinquish unto the reright and claim of down	freely, voluntaril he mortoscee(s)	And the morroaders of	'I heirs of successo	rs and ssavere.	ell ber in-	
McDONALD, COX & STILWELL  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Mortgage of Real Estate  A. No.  Mortgage of Real Estate  Mortgage of Real Estate  Mortgage of Real Estate  A. No.  Mortgage of Real Estate  A.	arately examined by me, di- ever, renounce, release and terest and estate, and all he GIVEN under my hand and	d declare that she does to forever relinquish unto the right and claim of down seal this	freely, voluntaril he mortoscee(s)	And the morroaders of	'I heirs of successo	rs and ssavere.	ell ber in-	
EC 5 1973  COX & STILWELL  COX & STILWELL  COX & STILWELL  COX & STILWELL  REENVILLE  REENVILLE  Real Estate  George has been to comber  Cox & Stilwell well well news at Luw oadus Avenue outh Carouna 23601	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of	d declare that she does to forever relinquish unto to relinquish unto to reight and claim of down seal this	freely, voluntarif the mortgagee(s) rer of, in and to (SEAL)	and the morrgagee's(s all and singular the pi	remises within men	rs and ssavere.	ell ber in-	
TH CAROLINA COX & STILWELL COX & STILWELL COX & STILWELL REENVILLE REENVILLE REENVILLE Real Estate Ge of Real Estate Gember Cox & Stilwall Reys at Luw Coadus Avenus Outh Carolina 23031	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto to relinquish unto to reight and claim of down seal this	freely, voluntarif the mortgagee(s) rer of, in and to (SEAL)	and the morrgagee's(s all and singular the pi	remises within men	rs and assigna, intiened and rela	ell ber in-	\ ভি ই
TH CAROLINA COX & STILWELL COX & STILWELL COX & STILWELL REENVILLE REENVILLE REENVILLE Real Estate Ge of Real Estate Gember Cox & Stilwall Reys at Luw Coadus Avenus Outh Carolina 23031	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto the reight and claim of down seal this	freely, voluntarif the mortgagee(s) rer of, in and to (SEAL)	and the marragee's(s all and singular the property of the prop	14685	rs and assigna, intiened and rela	n venue sil her in- seed.	PAID \$
TH CAROLINA COX & STILWELL COX & STILWELL COX & STILWELL REENVILLE REENVILLE REENVILLE Real Estate Ge of Real Estate Gember Cox & Stilwall Reys at Luw Coadus Avenus Outh Carolina 23031	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto the reight and claim of down seal this	freely, voluntaring the mortgagee(s) were of, in and to(SEAL)  RECORDE	D DEC 5 - '73	14685	rs and assigna, intiened and rela	n venue sil her in- seed.	PAID \$ 2
TH CAROLINA COX & STILWELL COX & STILWELL COX & STILWELL REENVILLE REENVILLE REENVILLE Real Estate Ge of Real Estate Gember Cox & Stilwall Reys at Luw Oadus Avenue Outh Carolina 23031	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONA	PAID \$ Q S
CAROLINA  CAROLINA  ENVILLE  Of Real Estate  of Real Estate  of Real Estate  A. No.  A	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ 2 . SO
Estate Estate	arately examined by me, disever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ 2. SO
Estate  Estate	arately examined by me, disever, renounce, release and ever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notary Public for South Car Attorneys at  115 Broadus South Car Careenville, South Car Careenville, South Car Careenville, South Car	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ DECE
Estate Estate	erately examined by me, dieser, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notery Public for South Car Attorneys at La Conveyance  115 Broadus Ava Conveyance  12, 700 - 00	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ 2. SO DEC 5
129 3 10 11 12 10 10 10 10 10 10 10 10 10 10 10 10 10	erately examined by me, dieser of renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notery Public for South Car  Attorneys at Law  115 Broadus Avenue  Greenville, South Caronna 236	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ 2. SO DEC 5 107
	arately examined by me, diserver, renounce, release and ever, renounce, release and terest and estate, and all he GIVEN under my hand and day of  Notery Public for South Carolina Sy 700 and Carolina 236  Attorneys at Law  115 Broadus Avenus  Greenville, South Carolina 236	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	PAID \$ 2.50   X1685
'	erately examined by me, dieser erately examined and terest and estate, and all he GIVEN under my hand and day of  Notery Public for South Car Attorneys at Law  115 Broadus Avenue  Greenville, South Caronna 236	d declare that she does to forever relinquish unto the relinquish unto the relinquish and claim of down seal this	reely, voluntaring the mortgagee(s) were of, in and to RECORDE	D DEC 5 - '73	14685	STATE OF	McDONALD,	\$ 2,50

THE PARTY OF THE P