The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such for their sums as may be advanced bereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages 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 Mortgages mortaled in maritime.
- (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 Mortgage; against loss by fire and any other hazards specified by Mortgage; in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgage; and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaget, 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 prémises 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 bereafter erected in good repair, and, in the case of a construction least 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, at 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 mortgager and after deducting all charges and expenses attending such preceding 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 mertgage, or of the note secured hereby, then, at the option of the Mortgages, all sums then owing by the Mortgages to the Mortgages 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 Mortgages 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Morigagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured bereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and ovenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly not and void; otherwise to remain in full force and virtue. (8) That the covenants berein contained shall bind, and the benefits and advantages shall incre to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural the singular, and the use of any gender shall be applicable to all genders. WITHESS the Mortgegor's band and soul this $_19 th$ day of October SIGNED, sealed and delivered in the presence of: (SEAL) (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ort-gagor sign, seal and as its act and deed delever the within written instrument and that (s)he, with the other witness subscribed above the execution thereof. SWORN to before me this 19thay of October _(SEAL) Notary Public for South Carolina. My COMM exp. 11/4/80. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may centers, 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 tear of any person whomsever, 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 Hotary Public for South Carolina. Expires 11/4/80 NOV 7 COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA Cecil C. Stewart & Shirley MCDONALD, COX & STILWELL Coy A. Campbell J. Stewart t hereby certify that the within Mortgage has been this Register of Mesne ConveyanceGreinville 115 Broadus Avenue Andrew 12522 X Greenville, South Carolina 29801 2-11/100 Acres, O'Neal Tp 3,000.00 Mortgage of Real Estate M. recorded in Book 1291 NOV 7 1973

McDonald, Cox & Stilwell Attorneys at Law

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