1) That this mortgage shall secure the Mortgagee for such further sums as may be a branced hertafter, at the option of the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made harafter to the Mortgager by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hercoft. All small so advanced shall be interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless oth twice 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 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, 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 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 option of the Mortgagee, all sums then owing by the Mortgagor 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 here under.

(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 instrume of the mortgage, and of the note secured hereby, that virtue.  (8) That the covenants herein contained shall be ministrators successors and assigns, of the parties here use of any gender shall be applicable to all genders.	ent that if the M then this mortg	dortgagor shall fully page shall be utterly nuterly nu	erform all the te di and void; other shall inure to, the	ons, conditions, a wise to remain in respective heirs, the plural the sin	full force and
WITNESS the Mortgagor's hand and seal this 2 SIGNED scaled and delivered in the presence of:  Ausan 3. Madday		2 .	Son The A		(SEAL)(SEAL)
STATE OF SOUTH CAROLINA		France P.	Bagwe	a Lone	Th_(SEAL)
gagor sign, seal and as its act and deed deliver the winnessed the electric thereof.  SWORN to the one this 21st day of the electric me this 21st day of the electric	May  May  (SEAL  NO  MOR  med Notary Public pectively, did the luntarily, and we get (s) and the notary and the notary set (s) and the notary	RENUNCIATION (RESULTATION (RESULTATION) (RES	OF DOWER  nto all whom it more, and each, upon a deach, upon a deach assuccessors and ass	ay concern, that to being privately a fany person whigh, all her interest	the undersignand separately omsoever, re-
day of 19  Notary Public for South Carolina.	(SEAL		1.74	30000	
this 31st day of May  1974 at 4:31 P.M. recorded in  Now 1312 of Mortgages, page 263  As No.  As No.  RILEY AND RILEY  Attorneys at Law  Greenville, South Carolina  \$ 5,000.00  2 Acres Butler Tp.	age of	BANKERS TRUST Simpsonville, S. C.	.1 '74 ♂	THELMA B. HUDSON and LOUISE P.  BAGWELL SMITH	PAIDS STATE OF SOUTH CAROLINA COUNTY OF 107 GREENVILLE

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