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 Mortgagée, 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, roadvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus recured 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 Mortgaged 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 mey, 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 mort-gagor 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 Moragagor to the Mortgagee shall become immediately due and payable, at 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
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,

WINNESS the Dortgages hand and seal this 2nd day of September 19 75.  SIGNED, Style and deligred in the payment of:  SIGNED Style and deligred in the payment of th	
STATE OF SOUTH CARGETIAN  COUNTY OF CREENVILLE  Personally appeared the undersigned witness and made oath that (t) he saw the within named r. ortaging of sign, seal and as its act and deed deliver the within written instrument and that (t) he, with the other witness subscribed above witnessed the execution thereof.  SWORN to be proved me this 2nd September 19 75.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cancera, that the understands without any computation, dread or fear of any person whomso ever, resource, release and fourer relinquish unto the mortgage(s) in act to all and singular the province of the above named meritage of the state of state, and at late, and all her right and claim of dower of, in act to all and singular the mortgage(s) theirs or successors and assign, all her interest and state, and all her right and claim of dower of, in act to all and singular the province of the state of the	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made cells that (the saw the within named r. ortaging, seal and as its set and deed deliver the within written instrument and that (the, with the other witness subscribed above witnessed the secution thereof.  SWORN to be priore me this 2nd  September 19 75.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cancera, that the understaged with carolina to the above named martigages (b) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that he does freely, voluntarity, and without any compulsion, dread or fear of any person whomever, resource, release and forever relinquish unto the mortgages (s) in and to all and singular the proposition of the above named mortgages (s) in and to all and singular the proposition of the above named mortgages (s) and the mortgages (s) the mortgages (s) the mortgages (s) the mortgages (s) the signal and claim of dower of, in and to all and singular the prior services and state, and all her right and claim of dower of, in and to all and singular the prior services and state, and all her right and claim of dower of, in and to all and singular the prior to south carolina.  RECORDED SEP 4 '75 At 4:51 P.M. # 6.101	
STATE OF SOUTH CARCAINA.  Personally appeared the undersigned witness and made cath that (s) he saw the within named r. ortwinessed the seceution thereof.  SWORN to before me this 2nd day of September 19 75.  Wy Commission Expires: 9/11/78.  STATE OF SOUTH CARCAINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgage(s) expectively, d d this day appear before me, and each, upon being privately arrately assumined by me, did declare that she does freely voluntarity, and without any compulsion, dread or fear of any person whomever, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s); their or successors and assigns, all her right and claim of dower of, in and to all and singular the premises within mentilended.  GIVEN under my hand and seal this  2nd day September 19 75.  Minmie C. Lyles	
STATE OF SOUTH CAROLINA.  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ortwinessed the execution thereof.  SWORN to before me this 2nd day of September 19 75.  Wydray Public for South Carolina.  My Commission Expires: 9/11/78  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d d this day appear before me, and each, upon being privately and sarely examined by me, did detairs that the does freely voluntarity, and without read or fear of any person whomsover, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) and the mortgage(s) and the mortgage(s) and the mortgage(s) with mentioned mortgaged.  GIVEN under my hand and seal this  2nd does September 19 75.  Minnie C. Lyles	, P
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (sine saw the within named r ortwinessed the execution thereof.  SWORN to before me this 2nd day, of September 19 75.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  My Commission Expires: 9/11/78  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  RENUNCIATION OF OOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understrately examined by me, did dectar: that the does freely, voluntarily, and without aread or fear of any person whomsover, resease and forever relinquish unto the mortgagee(s) and the mortgage(s) and the mortgage(s) and the mortgage(s) and the mortgage(s) thin and claim of dower of, in and to all and singular the premises within mentioned working lessed.  SECORDED SEP 4 '75 At 11:51 P.N. # 6.101	11120
Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 2nd day of September 19 75.  SWORN to before me this 2nd day of September 19 75.  My Commission Expires: 9/11/78.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d it this day appear before me, and each, upon being privately and used are ready to any person whomsovers, renounce, release and forever retinquish unto the mortgage(s) and the mortgage(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 mentianed and released.  GIVEN under my hand and seal this  2nd day of September 19 75.  Minnie C. Lyles  Minnie C. Lyles  Minnie C. Lyles  SECORDED SEP 4 75 At 4:51 P.M. # 6101	
Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the seaeculion thereof.  SWORN to before me this 2nd day of September 19 75.  SWORN to before me this 2nd day of September 19 75.  My Commission Expires: 9/11/78.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d it 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 fear of any person whomsover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(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 mentianed and released.  GIVEN under my hand and seal this  2nd day of September 19 75.  Minnie C. Lyles  Minnie C. Lyles  Minnie C. Lyles  Minnie C. Lyles	
Personally appeared the undersigned witness and made oath that (s)he saw the within named r ortwitnessed the execution thereof.  SWORN to before me this 2nd day of September 19 75.  Wy Commission Expires: 9/11/78.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named meritagor(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 fear of any person whomeover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s)'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.  September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6:01	
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 2nd day of September 19 75.  My Commission Expires: 9/11/78  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d'd 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 fear of any person whomsovere, renounce, release and forever relimpatish unto the mortgage(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  2nd day of September 19 75.  Minnie C. Lyles  Nylary Public for South Carolins.  RECORDED SEP 4 '75 At 4:51 P.M. # 6101	<u> </u>
SWORN to briore me this 2nd day of September 19 75.    SWORN to briore me this 2nd day of September 19 75.   STATE OF SOUTH CAROLINA   My Commission Expires: 9/11/78.  STATE OF SOUTH CAROLINA   RENUNCIATION OF DOWER  COUNTY OF GREENVILLE   1, 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 declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) of the mortgage satisfy, all ther 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  2nd day of September 19 75.  Minnie C. Lyles  Nylary Public for South Carolina.  RECORDED SEP 4 '75 At 4:51 P.M. # 6101	
Notary Public for South Carolina.  My Commission Expires: 9/11/78.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  1, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named merigagor(s) respectively, d'd 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 computation, dread or fear of any person whomsoverer, rerounce, release and forever relinquish unto the mortgages(s) and the mortgages(s'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 mentianed and released.  GIVEN under my hand and seal this  2nd day of September 19 75.  Minnie C. Lyles  Nytary Public for South Carolina.  RECORDED SEP 4 775 At 4:51 P.M. # 6101	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mergagor(s) respectively, d'd 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 fear of any person whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s'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  2nd day of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 775 At 4:51 P.M. # 6101	
RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d'd 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 whomsover, resource, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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  2nd day of September 19 75.  Minnie C. Lyles  Nytary Public for South Carolina.  SECORDED SEP 4 '75 At 4:51 P.M. # 6.101	
RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d'd 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 whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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  2nd day of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6.101	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d'd 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 fear of any person whomsoever, reseource, 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 mentianed and released.  GIVEN under my hand and seal this  2nd day of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6101	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, d'd 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 fear of any person whomso-ever, resource, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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  2nd day of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6101.	
signed wife (wives) of the above named mortgagor(s) respectively, d'd this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarity, and without any compulsion, dread or fear of any person whomsover, rerounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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  2nd duror September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6:01	
ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') hears 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  2nd du of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.N. # 6.101	
terest 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  2nd do of September 19 75.  Minnie C. Lyles  RECORDED SEP 4 '75 At 4:51 P.M. # 6101	
RECORDED SEP 4 '75 At 4:51 P.M. # 6101	
RECORDED SEP 4 '75 At 4:51 P.M. # 6101	ſ
RECORDED SEP 4 '75 At 4:51 P.M. # 6101	1
RECORDED SEP 4 '75 At 4:51 P.M. # 6.1.01	
YC COU	_ (S)
	,
UNTS. REESE & CO ATTORNEYS AT LA ATTORNEYS AT LA ATTORNEYS AT LA ATTORNEYS AT LA INTORNEYS AT LA UNITY OF GREENV CONTROL OF RESERVE AND A SEPTEMBER September 1551 P.M. recorded in 1551 P.M. recorded	: 5
ATTORNEYS AT LA ATTORNEYS AT LA  OF SOUTH CAROL  Ohn Lyles an finnie C. Lyl  David I. Hor  To  David I. Hor  September  1 Pam. recorded in page 927  Meson Conveyant Tree  8,500.00	;
SOUTH CAROL SOUTH CAROL SOUTH CAROL No GREENV In Lyles an Inie C. Lyl To Tagge of Re Tgage	4
Conveyenchines	2
TO T	0
AT LY I HOT FOR ROLL AT LY I	0
	0
O 100 - 3	30
COFIEI AW  VIILE AW  Penvit Penvit	
t: Estate	√ 65 v
to state	× 500 × 500
count 75	✓ <b>6</b> 5 1
County of District	X 1679 X

1.248

W

071

0