The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this 19

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, 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 Mortgager 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 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 Mortgages 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 that 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 loan, 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 dus, 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 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, 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 put 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 coverants 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, 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.

September

(SEAL) (SEAL) (SEAL) (SEAL) (SEAL) TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE Personally appeared the undersigned witness and made eath that (s)he saw the within ammed r. ortificated the areculion thereof. MORN-to before me this 19 day of September 19 77 Many Public for South Carolina. (SEAL) NO RENUNCIATION OF DOWER OUNTY OF NO RENUNCIATION OF DOWER WOMAN MORTGAGOR 1, the undersigned Motary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wires) of the above named mortgager(s) respectively, d of this day appear before me, and eath, upon being printing and sealers are and eath, upon being printing and sealers are and eath, upon being printing and sealers are an early and the mortgager(s) respectively, d of this day appear before me, and eath, upon being printing and sealers are an early and the mortgager(s) and the mortgager(s) and the mortgager(s) for the eath of the printing and sealers are successors and easing a state of the right and claim of dower cf. in and to all and singular the premises within mentianed and released. (SEAL) RECORDED SEP 19 1977 At 3:06 P.N. SON DAY OF SULPHINA OF S	Sum I VI	ndun/	Lana D. Elli	<u>Ku</u>	1	(SEAL)
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Personally appeared the undersigned witness and made eath that (s)he saw the within named r. ort- pager 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. WOORN-to before me this 19 day of September 19 77 (SEAL) (SEAL) (SEAL) NO RENUNCIATION OF DOWER WOMAN MORTGAGOR NO RENUNCIATION OF DOWER WOMAN MORTGAGOR I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- strately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomselver, renewer, release and foreer relinquists unto the mortgager(s) and the mortgager(s) has been mortgager(s) here or excessors and assignmentally her in- rerest and state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and refressed. RECORDED SEP 19 1977 At 3:06 P.N. RECORDED SEP 19 1977 At 3:06 P.N. ON P. S. S. A. S.						(SEAL)
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	etary Public for South Car Register of Mesne Conveyance Greenvi	SEP 1 Mortgag RECORDED S hereby certify that the Septem Nortgages, page 276	FIRST NATIONAL BANK SOUTH CAROLINA Post Office Box 256 Greenville, S. C. 2	D .	of sout	McDONALD,

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