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 option 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, readvances or credits that may be made hereafter to the Mortgagee 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 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 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 lean, 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 dup, 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 mortgager 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 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 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; etherwise to remain in full force and virtue.

force and virtue.  (8) That the covenants herein contained shall bind, and the ben administrators, successors and assigns, of the parties hereto. Wheneve and the use of any gender shall be applicable to all genders.	efits and advantages shall inure to, the respective heirs, executors, r used, the singular shall included the plural, the plural the singular,	
WITNESS the Mortgagor's hand and seel this 27th day of F	ebruary 19 78	
SIGNED, sealed and delivered in the presence of:	$(\mathcal{O})$	
Jane & Mac Do	STANLEY M. BROWN (SEAL)	
That I wond	(SEAL)	
	(CPAL)	
1	(SEAL)	
	(SEAL)	
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF GREENVILLE )		
Personally appeared the unders gager sign, seal and as its act and deed deliver the within written in	igned witness and made oath that (s)he saw the within named r. ert- strument and that (s)he, with the other witness subscribed above	
witnessed the execution thereof.		
sworn to before me this 27th Hay of February 197	8 (2) 3000 -	
Matary Public Ver South Carolina. 2/20/02	- Alexander Barrellander	
y commission expires: 2/28/83		
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER	
COUNTY OF GREENVILLE		
signed wife (wives) of the above named mortgagor(s) respectively, distributed by me, did declare that she does freely, voluntarily ever, renounce, release and forever relinquish unto the mortgagee(s) terest and estate, and all her right and claim of dower of, in and to	y, and without any computation, dread or tear of any person washing, and the mortgagee's(s') heirs or successors and assigns, all her in- all and singular the premises within mentioned and released.	
GIVEN under my hand and seal this	Chaga R Brown	
February 19 78		
Notary Public for South Carolina.	26144	
Ty commission expires: 2/28/83 RECORDED	ADR 7 1978 At 3:25 P.M.	
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Mortgage of Real Estate  hereby certify that the within Mortgage has been this 7th  March  3:25 PM. recorded in Book 1425 of lortgages, page 230 As No. 1425 of epister of Mosne Conveyance Greenville County  \$25,000.00	OUNTAIN INN, S. C. X29644  WAR 7 1978  EXAMPSE SECUTIONA  TE OF SOUTH CAROLINA  JNTY OF GREENVILLE  TO  SOUTHERN BANK AND TRUST COMPANY	& GROSS

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