The Mortgagor further covenants and agrees as follows:

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(I) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premisms, 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 Mortgagor by the Mortgagee so long as the total indebtness 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 crected 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 entent 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 mostgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mostgaged

(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 Mortgager 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 nortgage, 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 convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and

(8) That the covenants herein contained shall brind, and the benefits ministrators successors and assigns, of the parties here to. Whenever used, use of any gender shall be applicable to all genders.	and advantages shall incre the singular shall include the	to, the respective h plural, the plural th	cirs, executors, ad- ne singular, and the
WITNESS the Mortgagor's hand and seal this 12th day of	June	<b>19</b> 79.	
SIGNED, sealed and delivered in the presence of Barbara W. Bushop L	DAVID L. THOMAS	Tomas-	(SEAL)
	HARRY L. THOMAS	ombe-	(SEAL)
COUNTY OF GREENVILLE	PROBATE		
Personally appeared the undersigned witness and made oath that mortgagor's(s') act and deed, deliver the within written Mortgage, and execution thereof.	that (s)he with the other w	itness subscribed al	bove, witnessed the
SWORN to before me this 12th day of June  October Public Or South Carolina  (SEAL)	, 19 79 Barba	w 71).	Bishop
Notary Public for South Carolina My confmission expires: 5-13-80	·	<b>D</b>	
SIAIR OF SOUTH CAROLINA /	L. THOMAS NOT ENUNCIATION OF DOW		
I, the unlersigned Notary Public, ded wife (wives) of the above named mortgagers; respectively, did this deexamined by me, did declare that she does fredy, voluntarily, and without nowner, release and forever relinquish unto the mortgages (s) and the mortganel all her right and claim of dower of, in and to all and singular the p	iy appear before me, and cac it any compulsion, dread o gagee's(s') heirs or successors remises within mentioned an	ch, upon being priving for the four of any personant and assigns, all her directed.	ately and separately on whomsoever, re- interest and estate,
GIVEN under tay hand and seal this  1 2th day of June 19 79.  SEAL)	Mary B. Thomas (w	Ife of Harry	t. Thomas)
Notary Public for South Carolina. 5 - 13 - 80 My commission capires:	RECORDED JUN 1 at 4.48 P.M.		36574
Mortg  Mortg  Lereby certi  Liv 79 at  Rook 1469  As No.  LEATHER  LEATHER	FIRST-(	DAVID THOMAS	STATE

t 2 E. Earlo St. Wade Hampton

WOOD, WALKER, TODD & MANN Attorneys at Law Greenville, South Carolina ly that the within Mortgage has been lage of Real Estate sae ConveyancyTeenville County day of ..... of Mortgages, page \_\_\_908\_\_\_ P. M. recorded in

CITIZENS BANK & TRUST L. THOMAS AND HARRY L.

GREENVILLE

CHIHERWOOD, WALKER, TODD & MANY OF SOUTH CAROLINA

**计副格拉斯图4410**