(1) That this mortgage shall secure the Mortgagee for such further sums as may be adsanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loaits, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus so mich does not exceed the original amount shown on the face hereof. All sums so mixanced 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.

The Morigagor runtner covenants and agrees as follows:

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property i smed as may be required from time to time by the Mortgagee against loss by fee and any other bazards 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 a ceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereof shall be held by the Mortgagee, and have attached thereof shall be all premiums therefor when doe, and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged premises and does all premiums therefor when doe, and that it does hereby assign to the Mortgage debt, whether due or not the Mortgage debt, whether due or not

(3) That it will keep all improvements one existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until complement without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whether repairs are necessary, including the completion of tay construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortrage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or immicipal 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 mortgaged 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 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 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 hereinder.

(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

witness the Mort Signey State Of South County of Grain, seal and as its tion thereof.	peenville act and deed deliver to ne this 17th day of outh Carolina. 1 expires: 3-1	Personally appeared the within written ins (SEAL)	the benefits used the si day of day of he undersign trument and	and advantages shall include to April SPITZER BY: Norya Eug Frank E. PROB.	HALL, HA	INC. INC. Lee Pres The saw the subscribed ab	cirs. executo gular, and the filler the fill	(SEAL) (SEAL) (SEAL) (SEAL)
me, did declare tha	we named mortgagor(s it she does freely, volu is the imortgageo(s) and I to all and singular th	ntarily, and without the mortkagee's(s')	nis day appr any compulsi heirs or succ	ar before me, and ea- ion, dread or fear of essors and assigns, all	h, upon being	privately and homsoever, re	u separately enounc e , rele	examined by
day of	19							
Notary Public for S	outh Carolina	(SEAL)	4,4-1,				
Motary 1 done for 5		April 18, 19	84 at 2	:15 P/11			325%	20
\$14,500.00 Lot 3 WALDEN POND	Mortgages, page Register of Mesne Conv	1 hereby certify that the within Mortgage had day of _ April At 2:15 PM. recorded in Bool	Mortgage of Real	Southern Service Corpor	ТО	SPITZER - HALL, INC.	COUNTY O	Greenville, SC 2960141.

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