- The Moffgeor further covenants and agrees as follows:

  (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter) at the option of the Mortgages, (or the payment of taxes, insurance premiums; public assessments, repairs or other purposes, pursuant to the covenants helen this mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hersetter to the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the /act learner. 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 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 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 fall to do so, the Mortgages may, at its option, enter upon sold 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 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 Mortgage, all sums then owing by the Moragagor to the Mortgage 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 Mortgage become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured bereby 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 coverable mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

Country of Greenville  Personally appeared the undersigned witness and made only that (s) he saw the within named magor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed as it instrument and that (s) he, with the other witness subscribed as its for south Carolins.  (SEAL)  TATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify brite all whom it may concern, that file the country function of the above named mortgager(s) respectively, did this day appear before me, and each, used being privately and stately examined by me, did declare that she does freely, volumently, and without way compulsion, dead consists and assigned life the state of the same of the state of the same of	and the use of any gender shall be applicable to all gende WITNESS the Mortgagor's hand and seal this 6th SIGNED, sealed and delivered in the presence of:	day of Juma€	. 19	61.	
PROBATE  OUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named means of the execution thereof.  WORNING before me this, but day of June  19 61.  (SEAL)  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unito all whom it may concern, that the undersigned witnessed the execution of the above named mortgager(s), respectively, did this day appear before me, and each, upon being privately and rately examined by me, did declare that she does freely, valuntarily, and witnow any compulsion, dread or fear of any person with the string of the country reliquies, release and forever reliquies in unto the mortgager(s) and the mortgages(s) here or successors and assigns; all stress and call her right and claim of down of, in and to all and singular the premises within mentioned and released.  WEEN under my hand and seal this	STORED, Sealed and delivated in the presence of.		Robert Lee	Landre	SEA (SEA
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gned wife (wives) of the above named mortgagor(s) respectively, did this day appear before the, and each, upon being privately and ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person who by repaining the mortgage's so, heirs or successors and assign, all her by repaining the property of the mortgage's so, heirs or successors and assign, all her rest, and each of the mortgage's so, heirs or successors and assign, all her rest, and each of the mortgage's so, heirs or successors and assign, all her rest, and each of the mortgage's so, heirs or successors and assign, all her rest, and each of the mortgage's so, heirs or successors and assign, all her rest, and claim of down of, in and to all and singular the premises within mentioned and released.  VEN under my hand and seal this	Personally appeared gor sign, soal and as its act and deed deliver the within thessed the execution thereof.  NORN to before me this 6th day of June  Stary Fublic for South Carolins.  (SEAL	n written instru	ment and that (s)he, will  Coella	) he omer wither w	in named m becibed ab
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