The Mortgagor 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, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgages shall also secure the Mortgages for any further last stadyances, relidyances or credits that may be made hereafter to 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 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 mortgageel premises and does hareby authorized each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance of the Mortgage slebt, 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 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 therees, 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 execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(8) That the covenents herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, execuministrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the sing did the use of any gender shall be applicable to all genders. ITNESS the Mortgagor's hand and seel this 11th day of August 1961. GNED, sealed and delivered in the presence of: JAM John Ley Permittally appeared the undersigned witness and made oath that (s)he saw the within memed a gor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed a linessed the execution thereof. WORN to before the thir 11th day of August 1961. WORN to before the thir 11th day of August 1961. ATE OF SOUTH CAROLINA RENUNCIATION OF DOWER 1, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appears before me, and each, upon being privately and strip examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or feer of any person who or, renounce, release and forever relimquish unto the mortgagee(s) and the mortgage s(s) heirs or successors and assigns, all he cost and estate, and all hor right and claim of dower of, in and for sill and eliquals the place the series within memined and released.	(6) That if there is a default in any of the option of the Mortgagee, all sums then this mortgage may be foreclosed. Should an gage become a party of any suit involving or any part thereof be placed in the hands of the Mortgage.	owing by the Moragagorr ly legal proceedings be in this Mortgage or the titl f any attorney at law for	to the Mortgagee shall become the Mortgagee shall become the foreclosure of the premises described he collection by suit or otherwi-	ne immediately due and porting this mortgage, or should the debt section and expenses.	ayable, a d the Mo ured here
interest in the row meaning of this instrument that if the Mortgagor shall folly perform all the stands of the mortgago, and of the note secured hereby, that then this mortgago shall be utterly interesting to remain in row and virtue. (8) That the covenents herein contained shall bind, and the benefits and advantages shall inure to, the respective helits, execution interators, successors and estigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the sing of the use of any gender shall be applicable to all genders. ITNESS the Mortgagor's hand and seel this 11th day of August 1501. GNED, seeled and delivered in the presence of: JAMA JAMA BOUNTY OF Greenville Parsoirally appeared the undersigned witness and made oath, that (s) he saw the within memed a glorested the execution thereof. WORN to before me this 11th day of August 1961. ATE OF SOUTH CAROLINA JUNTY OF I, the undersigned Notary Public, do hereby certify unite all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appears before me, and each, upon being privately and effort examples and forever relinquish uses the mortgagor(s) respectively, of the day perform one promises within memiesed and released to solve or relinquish uses the mortgagor(s) here or successors and assigns, all he cort and estate, and all hor right and claim of down of, in and to all and singular the premises within memiesed and released. VEN undertry hand and seal this	nortgages, as a pair of the debt secured her	reby, and may be recove a	red and collected hereunder,	TO A STATE OF THE	
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Notary Public for South Carolina, Recorded August 15th, 1901, at 1:29 P.M. #4346