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 Mortgage, for the payment of taxes, insurance premiums, public essessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage so long as the total indebtedness thus secured does not exceed the original amount shown on the face unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or herester erected on the mortgaged preperty insured at may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount as the 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 with policies and renewals thereof shall be held by the Mortgagee, and have altached 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 toan, that it will continue construction until completion without interruption, and should it fall toudo so, the Marriagee 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 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 preceding 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 tit is 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be ufferly null and void; otherwise to remain in full force and virtue.

VITNESS the Mortgagor's hand and seal this $-22n$ (IGNED, scaled and delivered in the presence of:	d day of	August	19 61.	 	•
· ·	· ·	Tuby	Jay Bait	<u> </u>	SEAI
Donnie D. Merrett		. 0			SEA
Class . Lundo					SEA
				•	SEAI
OUNTY OF Greenville Personally appearson, seal and as its act and deed deliver the	ared the unde	rsigned withers and	nade oath that (s)he sa	w the within named	
WORN to before me this 222d day of Aug Olarles 2. Levels 19		1061.	size 10. T	Witness subscribed	abo
WORN to before me this 22nd day of Augusta Value	gust 📜 🧎 19		10 10 m	Jerritt	abo
vitnessed the execution thereof. WORN to before me this 22nd day of Aug	Notary Public respectively street, voluntary he mortizagees	RENUNCIATION do hereby certify lid this day appear to ly, and without any and the morrigage	orto all whom it may itore me, and each, upo oppulation, dread or fe (1s) help or successor.	concern, that the unaling privately end	unde d se