The Mortgagor further covenants and agrees as follows.

(1) That this mortgage shall secure the Mortgager for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgager for any further boars, advances, readvances or credits that may be made hereafter to the Mortgage by the Mortgages shall also long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be payable on demand of the Mortgager unless otherwise provided in writing

2). That it will keep the improvements now easing or hereafter exceed on the mortgaged property insured as may be required from time to time by the Mortgager against by three and any other hereafts provided by Mortgager, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgager, and in conjugances receptable to it, and that all such policies and renewals thereof shall be held be the Mortgager, and have observed as mortgaged premises and does hereby when due, and that it does herebe awayn to the Mortgager of any object insuring the mortgaged premises and does hereby anthorize each misturine conjugary concerned to make prement for a loss directly to the Mortgager. to the extent of the balance owing on the Mortgage debt, whether due or not

That it will keep all improvements now existing or hereafter engited 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 Moganger may, at its option, enter upon said premises, inche whitever repairs are necessary, including the completion of any construction work underway, and charge the execuses for such repairs or the construction to the mortgage debt.

1) That it will per when blue, 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 numerical laws and regulations affecting the mortgaged premises.

That it bereby a signs 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 indige his ing mirischeton may, at Chambers or otherwise, appoint a receiver of the mortgaged promises, 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 Mortgagor 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 ritle to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at less for collection by suit or otherwise, all costs and expresses incurred by the Mortgagee, and a reasonable attorney's fee, shall

| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA SEAL STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLI | (8) That the cover trators, successors and as gender shall be applicable WITNESS the Mortgagor | pants herein contained ssigns, of the parties he e to all genders. r's hand and seal this | ant that if the Mortgagor shi mortgage shall be utterly n Eshall buil, and the benef- uteto. Whenever used, the | its and advantages shall a singular shall included the | cutain in full force and vir | ne. |
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| STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made outh that (sibe saw the within named mortgagor sign steered. SWORS to before me this 24th day of 1 per 1913 STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made outh that (sibe saw the within named mortgagor sign steered. SWORS to before me this 24th day of 1 per 1913 SEAL STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF Greenville 1. the undersigned Notas Pure 1 per be certify unto all whom it may concern, that the undersigned with declare that she does treely, voluntable and valuables on steed or hear of any person whomsover, reconcer, related and forever refiningush unto the most agrees and the mortgagers value of vice soors and assums, all het interest and estate, and all her right and claim of discuss of a made to all and similar the premise well a mercaned and released of the control of and to all and wind the premise well a mercaned and released of the control of an and to all and similar the premise well a mercaned and released of the control of an and to all and similar the premise well as mercaned and released of the control of an and to all and wind the premise well as mercaned and released of the control of an and to all and similar the premise well as mercaned and released of the control of an and to all and similar the premise well as mercaned and released. SEAL SEAL | SIGNED, sealed and dele | vered in the presence o | ď. | | 5 | · |
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| STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE seal and as its act and deed deliver the within written instrument and that (whe, with the other witness subscribed above witnessed the execution SWORN to before me this 24th day of the country of the above rained multipagents respectively. Below the state and each upon home and country of the above rained multipagents respectively, below the state appear before me and each upon home gravately and separately examined by me did declare that she does treely, colintarily and without recompelison decade in tea of any person whomesoe expressively and the moting great is heart or since every and assigns, all her interest and estate, and all her right and claim of diver or in and to all and singular the premises with metricane formular and such and well this 24th day of Juno 19 63 Nation Public for South CAROLINA (SEAL) | | 1 | | | <u> </u> | SEAL |
| STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made outh that (s)he saw the within named mortgagor sign steered. SWORN to before me this 24th day of 1 per 1964. STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF Greenville 1. the undersigned Notars Public of the above named multiagous respectively, held the star appear before me and each upon being privately and separately examined by me, did declare that she does treely, columnally and without an compalison disador that of multiagous respectively, held the star appear before me and each upon being privately and separately examined by me, did declare that she does treely, columnally and without an compalison disador that of any person whomsover, remoner, release and forever relinquish unto the mortgagory and the mottagery and the mottagery and the most greek with merchaned and released. GIVEN under my band and well this 24th day of June 19 673 Notice Public for South Castle. | | | | | | |
| STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA Country Of the above named mortgagors treps tively, left this stay appear before me and each upon being privately and vident respectively, left this stay appear before me and each upon being privately and spratately examined by me did deckne that she does freely, voluntarily and vident respectively. There or successors and assigns, all her interest and estate, and all her right and claim day of Jung 19-63 Notice Public to South Carolina SEALS Personally appeared the undersigned withers and made onth that (s)he saw the within named mortgagors sign therefore with the other within subscribed above witnessed the execution section. The company of the state of the south carolina section is an appear before me and each upon being privately and separately examined by me did deckne that she does freely, voluntarily and vident in secondarias on the rate of any person withinsweet, renounce, release and forever relinquish unto the negative greates and the mortgager's y here or successors and assigns, all her interest and estate, and all her right and claim day of Jung 19-63 Notice Public to South Carolina (SEAL) | - | | <u> </u> | 9 | | SEAL |
| Fersonally appeared the undersigned witness and made outh that (s)he saw the within named mortgagor sign thereof. SWORN to before me this 24th day of 1 per 25th day of 1 per | STATE OF SOUTH CAL | ROLINA | | PROBATE | : | |
| Seal and as its act and deed deliver the within written instrument and that (s)he saw the within named mortgagor sign thereof. SWORN to before me this 24th day of 1 per 1913. STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF Greenville The underrughed Notars Fully in Joseph vertily unto all whom it may concern, that the undersigned write did deckire that she does freely, voluntarily and without not comprished clear of large personal with the premiers with metrogeness and free mortgagers and the mortgagers yet here or successors and assums, all her interest and estate, and all her right and claim day of Jung 19 6/3 Notice Public to South Casolina SEALS | COUNTY OF GREET | NVII.J.E.A | | TROBATE | | |
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| (wives) of the above named mortgagors respectively, left his six appear before me and each upon being privately and separately examined by me did declare that she does freely, soliminally and without no compilison diead or hear of any person whomsoever, rendence, release and forever relinquish unto the managagors with an analysis of successors and assume, all her interest and estate, and all her right and claim of down of in and bot all and simular the premises within merconical and released. CIVEN under my hand and seal this 24th day of Jung 19 63 (SEAL) | Solary Public for South C | arolina | | | 1 | |
| (wives) of the above named mortgagors respectively, lid this sits agreed refore me and each upon being privately and separately examined by me, did declare that she does freely, voluntarily and without me composition decad or tear of any person whomsoever, renduce, release and forever relinquish unto the managagoresy and the mortgagor's voluntarily and without me composition decad or tear of any person whomsoever, renduce, release and forever of dower of mand to all and simplific the premises with mentioned and released. CAVEN under my band and seal this 24th day of Jung 19 6.3 (SEAL) | STATE OF SOUTH CAL | ROLINA | | | | |
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