- That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mort gages, for the payment of taxes, insurance premiums, public assessments, 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 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 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 fail to do so, the Mortgagee 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
- (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 etherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and cellect 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.
- (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 Meragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal phoceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Martgage or the fittle to the premises described herein, or should the should the Mortgagee and a reasonable attorney's feet, theil this may be considered by suit or otherwise, all costs and suisiness incurred hareby or any part thereof be pieced in the hands of any afterney at law for collection by suit or otherwise, all costs and suisiness incurred hareby or any part thereof be pieced in the hands of any afterney at law for collection by suit or otherwise, all costs and suisiness incurred hareby the Mortgagee, and a reasonable attorney's feet, shall this may be become due and expanded and the continuous at the option of the Mortgagee, as a part of the debt secured hereby, and may be become any suit there is a default under this michael or in the new secured hereby. It is the true meaning of this instrument that if the Mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- force and virtue
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders,

WITNESS the Mortgagor's hand and seal this $11\pm h$ SIGNED, sealed and delivered in the presence of:	day of	July	19 63	, •	•
	-	1 Emous	4. 20	China	(SEAI
Bonnie D. Merutt	-	Louise	Wat	Eins.	(SEA
Charles 2. Kurto		· 			(SEA
	<u>.</u>		· · ·	<u> </u>	(SEA
TATE OF SOUTH CAROLINA		PROBA	TE		
OUNTY OF Grenvill				•	
agor sign, seal and as its act and deed deliver the with virnessed the execution thereof. WORN to before me this 11th day of July Auto 2 Kerney (SEA lotary Public for South Carolina.	· 19 <i>(</i> -				Ž
TATE OF SOUTH CAROLINA	The .	RENUNCIATION	of DOWER	·	
COUNTY OF Greenville I, the undersigned No signed wife (wives) of the above named mortgagor(s) reprairately examined by me, did declare that she does freelower, renounce, release and forever relinquish unto the street.	espectively, die	d this day appear bef y, and without any co	ore me, and eacl mpulsion, dread	n, upon being prival or fear of any pe	ately and s
erest and estate, and all her right and claim of dower o	of, in and to	all and singular the	premises within	mentioned and r	eleased.
GIVEN under my hand and seal this		\mathscr{L}		Watke	^
11thday of July 1963	_(SEAL)	250	use "	Walke	ns
lotary Public for South Carolina.	-	<u> </u>			
decorded this 12th day of July, 1	1963, at	9:30 A.M.,	No. 1/33		