The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgage for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, rapairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage 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 abown on the face hereofs 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 insuch amounts as may be required by the Mortgagee, and inscompanies 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 hereeft or precised in good repair, and, in the case of a construction loan, that it will conflique construction until completion without interruption, and should it fall 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 morraged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- 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 scollect the rents, issues and profits, getuding a reasonable rental tee be fixed by the Court in the event said premises are occupied by the mortgaged rentises are occupied by the mortgaged premises are occupied by the mortg
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, than, 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 till to the premises described herein, or should the debt secured hereby, and the Mortgage, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgage, 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 utterly null and void; otherwise to remain in full topics 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 spillicable to all genders.

WITNESS the Mortgagor's hand and SIGNED, sealed and delivered in the		13th day of.	June	19 63,		
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STATE OF SOUTH CAROLINA	100		PROB	ATE /	.,	
COUNTY OF Greenville				A		
gagor sign, seal and as its act and	Personally appeded deliger the	pared the under within written is	signed witness and n natrument and that	nade oath that (s)h (s)he, with the oi	e saw the within her witness subs	named mort oribed above
witnessed the execution thereof. 5WORN to before me this 13th	day of Jur	18 2 18	63.			
witnessed the execution thereof. 5WORN to before me this 13th	Q.	19 18	83.	234	Durk	• • • • •
witnessed the execution thereof. 5WORN to before me this 13th	Q.	و د	83.	- 3A	Marke	

forest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

1762

GIVEN under my hand and seal this

June

Carolina.

Recorded this 12th day of July, 1963,

13th day