The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall seeme the Mortgages for such fur ther sums as may be advanced herpafter, 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 mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages to 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 oth or 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 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 precised in about repair, and, in the case of a construction loan, they it will bentinue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, and remains, 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—traving junisdiction 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 egent 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 till to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any altorney at law for collection by suit or otherwise, all, costs and expenses incurred by the Mortgagee, and a reasonable altorney's fee, shall thereupon become due and apable 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 pote 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 force and virtue.

administrators excessors and anyton, of the parties hereto. Wonderver visid, the singular shall included the plaral the singular spot the singular spot that the visit of the singular spot of the plaral the plaral the singular spot of the plane of the presence of the plane of the presence of the presence of the plane of the presence of the plane of the presence of the presence of the plane of t	•	force and virtue.  [8] That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective/heirs, executors,
GIGNED, sealed and delivered in the presence of:    Control   Cont		and the use of any gender shall be applicable to all genders.
GEAL)  GEAL  GEAL  GEAL  GEAL  As trustees for Lee Road  Baptist Church  GEAL  Baptist Church  GEAL  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Promatly appeared the undervisiced wings and made with that ishease the within named more witnessed the execution threes.  Sworth is before me this third day of August  Again general country of Greenville  State of South Carolina  COUNTY OF Greenville  I she undersigned Notary Public do hereby certify unto all whom it may cancer, that the undersystem of the shore and more agrical made and winds of the shore and more agrical made with units the more agreed to the shore and more agrical made with units the more agreed to the shore and more agrical units and without any computation, cancer that the undersystem, and white with a more agrical and caller, and get her right and caller, and get her right and caller and season and assigns, all her interest and caller, and get her right and caller and season and season and assigns, all her interest and caller and assigns and the interest and caller and season and season and assigns, all her interest and caller and season and assigns, all her interest and caller and season and season and season and assigns, all her interest and season and		
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As trustess for Lee Road Baptist Church  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  pagor sign, seal and as its set and deed deliver the within written instrument and that (sihe, with the other witness subscribed above witnessed the seaccion thereof.  SWORN to before me, this get have a subscribed above the witnessed the seaccion thereof.  SWORN to before me, this get have a subscribed above the witnessed the seaccion thereof.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may canonin, that the understand wife (wives) of the above need mortsgoor(s) respectively, did this day appear before me, and each, upon being privately engages againly examined by me, did declare that she does freely, voluntarily, end without any composition, dread or fear of any person without evers and states, and states, and states, and states, and states, and states and state	•	May Suncan (SEAL)
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