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 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 loan s, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face thereof. 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.

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- 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 lime 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 insured as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewels thereof shall be held by the Mortgagee, and that all such policies and renewels thereof shall be held by the Mortgagee, and that it does hereby assigns to the Mortgagee the parameters and does hereby assigns 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, anter 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 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
- (6) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default herebunder, 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 mortgaged and profits, including a reasonable refuel 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, of covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee all sums then owing by the Mortgage shall become immediately duy 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 porty of any suit involving this Mortgage or the title to the premises described hereity or should the Mortgage or 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 pair of the debt secured hereby, and may be recover account of letted 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 force and virtue.
- (8) That the ovenants 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 an SIGNED sealed and delivered in the		day of	Septer	mber.	19 63.	*		. *
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STATE OF SOUTH CAROLINA	\			PROBATE	-		,	
COUNTY OF Greenville	Personally appea		. 4			จ		; }
gagor sign, seal and as its act and witnessed the execution thereof. SWORN to before me this 9th Notary Public for South Carolina.	day of Soptemi	olthin written i	63	and that (s)he	, with the	worn	ness subseribe	d'above
STATE OF SOUTH CAROLINA		r Ņ	, , , , , , , , , , , , , , , , , , , ,	NCIATION OF				i.
signed wife (wives) of the above arately examined by me, did decl ever, renounce, release and foreve terest and estate, and all her righ	are that she does to	respectively, d resly, voluntari	id this day ly, and wit	appear before hout any comp	me, and ea vision, drea heirs or su	id or fear o	of any person	whomso-
GIVEN under my hand and seal fi		· ,	3	1.6	· · · · · · · · · · · · · · · · · · ·	5/	orau.	
day of September	19 63	(\$EAL)		74.210	1		oray.	
Notary Public for South Carolinar	corded Septe	mbon 10+	h 196	3. at 1.4	5 P'.M.	#		
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