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Notary Public for South Carolina.

Recorded October 11, 1963 At 9430 A.M. # 10900

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee 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 Mortgagee 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 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 if will continue construction until completion without interruption, and should it fall to do so, the Mortgages 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 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 event 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 Mortgage, all sums then owing by the Meragagor 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 payable, and payable proceedings be instituted for the foreclosure of this mortgage, or should the payable payable payable instituted for the premises described herein, or should the debt secured his mortgage, and a payable interney's fee, shall thereupon become size and payable immediately or on asmand, at the payable interneting and payable interneting and payable interneting of the marting of the marting of the premises above contesting and payable immediately or on asmand, at the epiton of the marting of the premises above conveyed until there is a default under this mortgage or in the marting of this instrument that if the Mortgager shall fully perform all the terms, conditions, and outernants 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 covenents 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 SIGNED, sealed and delivered in the		October	19 6 3.		
		malli	Buton	(SEAL)	
Bonnie D.	7) Jerutt			(SEAL)	
.				(SEAL)	
Poytenber				(SEAL)	
STATE OF SOUTH CAROLINA		PROBATE			
COUNTY OF Greenville					
gagor sign, seal and as its act and witnessed the execution thereof. SWORN to before me this 3rd of the state of the stat		instrument and that (ade oath that (s)he saw the s)he, with the other witne	ess subscribed above	
	Not Requ	ired - Woman B	orrower		
STATE OF SOUTH CAROLINA	(RENUNCIATION OF DOWER			
COUNTY OF	1				
signed wife (wives) of the above n arately examined by me, did decla ever, renounce, release and forever terest and estate, and all her right	re that she does freely, volunts relinquish unto the mortgagee(and claim of dower of, in and	did this day appear be rily, and without any co s) and the mortgagee's	fore me, and each, upon be ompulsion, dread or fear of (s') heirs or successors and	ing privately and sep- f any person whomso- d assigns, all her in-	
GIVEN under my hand and seal th					
day of	19				
	(SEAL)				