The Mortgagor further covenants and agrees as follo

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- (1) That this mortgage shall secure the Mortgages for such fur ther 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 loans, advances, readvances or credits that may be made hereafter to the Mortgages shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages below the Mortgages of the Mor 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 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 remewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by 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 any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss any policy insuring 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 fall to do so, the Mortgagee may, at its option, that it will continue 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 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 other that, should legal proceedings be instituted pursuant to the instrument, any judge having jurisdiction may, at Chambers or other that, should legal proceeding a receiver of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises and collect the mortgaged premises are occupied by the court in the occupied by
- (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 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 title to the premises described herein, or should the debt secured hereby gagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby at law for collection by suit or otherwise, all costs and expenses incurred by or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by 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 part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Martgagor shall hold and enjoy the prumises above conveyed until there is a default under this mertgage 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full (7) That the Mortger secured hereby, it is the
- (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 2nd SIGNED, sealed and delivared in the presence of:	day of February 1964  SEAL)  (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF Greenville	ed the undersigned witness and made oath that (s)he saw the within named mort
SWORN to before me this 2nd day of February  Notary Public for South Carolina.  (SEA	Dahillia:
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
signed wife (wives) of the above named mortgagor(s) re-	Notary Public, do hereby certify unto all whom it may concern, that the underespectively, did this day appear before me, and each, upon being privately and selectly, voluntarily, and without any compulsion, dread or fear of any person whomse mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her in of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this	
2nd day of February 19 64	(SEAL)
Notary Public for South Carolina. Recorded I	February 4, 1964 at 12:32 P. M. #21907