- (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, gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also sacure the Mortgages for any further loans, advances, readvances or credits that may be made hareafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgager by the Mortgages 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 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 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 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 the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee and that it will pay all premiums therefor when due; and that it do
- (3) That it will keep all improvements now existing or hereafter eracted in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, that it will continue construction until completion without interruption, and should it fail 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 list 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 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 proceedings and collect the wise, appoint a receiver of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises are occupied by the mortgaged premises are occupied by the mortgaged premises, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged 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 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 and the forecome of the payable immediately or on demand, at the option of 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 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 covered hereby, it is the true meaning of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full name and uterts. force 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 applicable to all genders.	
WITNESS the Mortgagor's hand and seal this 17th day of	January 1964.
SIGNED, sealed and delivered in the presence of:	$A \cap A \cap A$
0 1 1-2//	Joy M. Worth (SEAL)
- (m) If flugles	
N. L'I Barelles	()(SEAL)
	(SEAL)
·	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
7	
COUNTY OF Greenville	
Personally appeared the un	dersigned witness and made oath that (s)he saw the within named mort- n instrument and that (s)he, with the other witness subscribed above
witnessed the execution incress.	
sword to before the this 17th day of January	19 64.
	Com I Min Hules
(SEAL)	Comme State of the Comme State o
Notary Public for South Carolina.	
A A CONTRACTOR OF THE CONTRACT	*
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
county of Greenville	
I the undersigned Notary Put	blic, do hereby certify unto all whom it may concern, that the under y, did this day appear before me, and each, upon being privately and sep starily, and without any compulsion, dread or fear of any person whomes
arately examined by me, did forever relinquish unto the mortgage	itarily, and without any computator, dread or took of assigns, all her interest and the mortgagee's(s') heirs or successors and assigns, all her interest and singular the premises within mentioned and released.
terest and estates and all her right and class of action	= ::
GIAEM nudes wh usng and sear mis	Una L. Wrathy
dy of January 1964	Compared to the second
A Mary alles	V
Notary Public for South Carolina. Recorded	February 11, 1964 at 9:30 A. M. #22627
Motory Found for College	2002 (467)