- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenant the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advance 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 mertgaged property in time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount ast amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies as Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, for when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mertgage cach insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the whather due or not. each insurance company 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 c tinue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines gaged 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 bereundes legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise appeal gaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, and to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expected and the execution of its trust as receiver, shall apply the residue of the rents, issue and profits toward the payment of E R TO
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured he of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and the closed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereuped immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and or
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covers 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 covenants herein contained shall bind, and the benefits and advantages shall inure to, the

successors and assigns, of the parties here shall be applicable to all genders.	eto. Whenever used, the singu	llar shall include the plural,	the plural the singular, as	the use of any gender
WITNESS the Mortgagor's hand and	seal this 22nd	day of November	r 19 65	
SIGNED, sealed and delivered in the	presence of:	Changa	Le Her ut 6 Keur	(SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLINA		PROBA	TE	•
COUNTY OF Greenville	and the second s	To the second se		a .
gagor sign, seal and as its act and deswittenship theoretical through the Swort and the 22rd Swort Fuel Carolina.	•			
COUNTY OF Greenville		RENUNCIATION	OF DOWER	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate; and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.				
GPVEN under my hand and seal this	19 65. SEAL) × /	quet E. Ac	1825
Potary Public for South Carolina.	Hecorde	d December 8, 19	905 at 9:37 A.	M. #