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- (1) That this mortgage shall secure the Mortgages for such fur their sums as may be advanced hereafter, at the option of the Mergages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the essential herein. This mortgage shall also secure the Mortgages for any further leans, 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 hereof. All sums so advanced shall be interest at the same rate as the mortgage debt and shall be payable on simend of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insuled 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 fever of, and in form acceptable to the Mortgagee, and that it will pay all promiums therefor when due; and that it does hereby assign to the Mortgagee the presents of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to take 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgation may, at its option, enter upon said premises, make whetever 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, files or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations infecting the mortgaged premises.
- (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, of Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged gramless and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are eccupied by the mortgager and after deducting all charges and expenses attending such preceding and the execution of its trust is 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 eccured 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 this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee became a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby 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 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 covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executers, 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.

STATE OF SOUTH CAROLINA  COUNTY OF Breenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he, with the other witness subscribed above the within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other within written instrument and that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution thereof.  SWORN to before me this other witnessed the execution the execution the execution the execution the execution thereof.	WITNESS the Mortgagor's hand		day of	June	19 66		
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named more sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed fine execution thereof.  SWORN to before my this Oth day of June 19 66.  Notary Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may sencers, that the undersigned wife (whose) of the above range mortgager(s) respectively, did this day appear before me, and each, uper being privately and as are relay assembled by me, did describe the signed wife (whose) of the above range mortgager(s) respectively, did this day appear before me, and each, uper being privately and as are relay assembled, and at the mortgages(s) heirs or successorial assigns, all her inject and claim of down of, in and to all and singular the premises within mentioned and released.  GHYEN under my hand and seel this  day of 19	A A A	LO D		Birtha	Dunm	in	
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STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mer witnessed the execution thereof.  SWORN to before me this that day of June 19 66.  White the same of the subscribed above the within written instrument and that (s)he, with the other witness subscribed above the execution thereof.  SWORN to before me this that day of June 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF  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 so arriving examined by me, did declare that she does freely, veluntarily, and without any computation, dread or fact of any person whome ever, remove, released, unto the mortgagoe(s) and the mergagoe(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.  [SEAL]	N. J. Julie	von fr.			,		(SEAL
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Personally appeared the undersigned witness and made oath that (s)he saw the within memed mere gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other victures subscribed above witnessed the execution thereof.  SWORN to before my this that day of June 19 66,  Notary Public for South Carolina.  STATE OF SOUTH CAROLINA (SEAL)  RENUNCIATION OF DOWER  COUNTY OF  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, uport being privately and as arrively examined by me, did declare that she does freely, veluntarily, and without any compulsion, dread or foat of any person whome ever, renewace, release and ferover relinquish, unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her i terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN empler my hand and seal this  (SEAL)			•				(SEAL
Personally appeared the undersigned witness and made oath that (s)he saw the within named mer gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before my this State day of June 19 66.  Notary Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searetely examined by me, did declare that she does freely, velunterity, and without any compulsion, dread or fact of any person whome ever, reneques, release and ferover relimquish, unto the mortgage(s) and the mortgage(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.  GIVESt under my hand and seal this  (SEAL)	STATE OF SOUTH CAROLINA	1		PROBA	\TE		
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	Notary Public for South Carolin	na. December 7		7066 - 0.3	O A M #3	5585	