- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Morgagee, 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 Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face unless otherwise provided in writing. 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 it will continue construction until completion without interruption, and should it fail 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 compty 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 mertager 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 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 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
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall it

PROBATE  Personally appeared the undersigned witness and made oath that (s)he saw the within named more finased life (appeurition; thereof.  Portion of the proportion; thereof.  Personally appeared the undersigned witness and made oath that (s)he saw the within named more finased life (appeurition; thereof.  PORM to before me this of day of Morch 1968.  (SEAL)  Proportion of Bourh Carolina.	WITNESS the Mortgagor's hand in its property in the state of the state	and seal this 7	day of	March	1968.		
PROBATE  Personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more seal that the seal of the saw the within named more seal that the seal of the saw the within named more seal that the seal of the saw the within named more seal that the saw that the saw the saw the within named more seal that the saw that the	July 1. Sm	ith		Parry	Brown		(SEAL)
PROBATE  Personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more signs, seal and personally appeared the undersigned witness and made oath that (s)he saw the within named more seal that the seal of the saw the within named more seal that the seal of the saw the within named more seal that the seal of the saw the within named more seal that the saw that the saw the saw the within named more seal that the saw that the	Ach H. Stack			marth	a Sattrifu	ld	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named more included the production of the same that the sa							(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named more finessed life properties thereof.  WRM to before mischib. I day of March  (SEAL)  ATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersided wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and see thely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes each, and estately and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes eat, and estately and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  If the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes eat, and estately and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  If the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned states are concern.				•			(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named more design, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about the properties of th	TATE OF SOUTH CAROLINA			PROB	ATE		
personally appeared the undersigned witness and made oath that (s)he saw the within named more deed deliver the within written instrument and that (s)he, with the other witness subscribed above the process of the personally appeared the undersigned witness and made oath that (s)he saw the within named more deed deliver the within written instrument and that (s)he, with the other witness subscribed above the process of the	OUNTY OF SEPONVIlle	}					
(SEAL)  My rophinistry of expires January 1, 1970  ATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understeely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome set, and each, upon being privately and set, reflectively, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her is set, and estand and sell her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Asy of Market							
RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and settly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome feet and restand and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  VEN under the hand and seal this  Lay of Markette 19 68	gor sign, seal and as its act an	Personally appead deed deliver the v	ared the unde within written	rsigned witness and i instrument and that	made oath that (s)he sa (s)he, with the other	w the within named witness subscribed	mort- above
RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and settly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome feet and restand and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  VEN under the hand and seal this  Lay of Markette 19 68	gor sign, seal and as its act an ineased the pascytimethereof. VORM to before methic		- Willien	968. 1	(s/ne, with the other	witness subscribed	i mort- above
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 set they examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ext. and estand es	gor sign, seal and as its act an these of the pascurient thereof.	day of More	L 19	968. 1	(s/ne, with the other	witness subscribed	above
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 setely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ext. reflects and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her is ext. and each upon being privately and set and extend	gor sign, seal and as its act an these of the pascurient thereof.	day of More	L 19	968. 1	(s/ne, with the other	witness subscribed	d mort above
thely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes, reheating, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her is the tand estated and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  VEM under the hand and seal this	gor sign, seal and as its act an massed the perception the report of the perception	day of More	L 19	glos.	3 H	witness subscribed	d mort above
P pay of Mariel 19 68	gor sign, seal and as its act an incased the pascurfer thereof.	day of More	L 19	glos.	3 H	witness subscribed	i mort above
Marco Sel Il	gor sign, seal and as its act an massed file execution thereof.  FORM to before methis:  Sign Rublic, for South Carolina  MY 700 DUTH CAROLINA  UNITY OF Greenville  uned wife (wives) of the above thely examined by me, did decire, refeated for average and for average.	January 1, 19  I, the undersigned named mortgagor(s) lare that she does for relination to the control of the co	EAL) 70  Notary Public respectively, creely, voluntary	RENUNCIATION did this day appear be ity, and without any	N OF DOWER out of all whom it may before me, and each, upo compulsion, dread or fe	cencers, that the	under
Marion of stack (SEAL)	gor tign, seal and as its act an massed the perception thereof.  ORM to before me this family replies for South Carolina My replies for South Carolina My replies for expires  ATE OF SOUTH CAROLINA  UNTY OF Greenville  med wife (wives) of the above thely examined by me, did decive, reheaping, release and forevet, and estated and all her right	I, the undersigned named mortgagor(s) lare that she does for relinquish unto the and claim of dowe	EAL) 70  Notary Public respectively, creely, voluntary	RENUNCIATION did this day appear be ity, and without any	N OF DOWER out of all whom it may before me, and each, upo compulsion, dread or fe	cencers, that the	under
	gor sign, seal and as its act an incised file perception thereof.  IORN to before me this of the perception of the perception of the perception of the above they examined by me, did decire, refrequency, referse and forever, refrequency, referse and forever, and estated gind all her right vides on the perception of the above they examined by me, did decire, refrequency, referse and forever, refrequency, referse and forever, and estated gind all her right vides.	I, the undersigned named mortgagor(s) lare that she does fire relinquish unto the and claim of dowe his	EAL) 70  Notary Public respectively, creely, voluntary	RENUNCIATION did this day appear be ity, and without any	N OF DOWER out of all whom it may before me, and each, upo compulsion, dread or fe	cencers, that the	under