The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur their sums as may be advanced hereafter, at the option of the Mortgagee, 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 mile be made hereafter to the Mortgagee so long as the total indebtedness thus secured does not exceed the original apount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage dobt and shall be payable at domand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property injured 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 premiums therefor when due; and that it does hereby assign to the inortgagee 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 lean that it will continue construction until completion without interruption, and should it fail to do so, the Mortagee may, at its eption 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 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, 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 mortgager 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 nest secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediably due and payable, and this mortgage may be foreclosed. Should any legal preceedings be instituted for the fereclosure 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 thereupen 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; etherwise to remain in full 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 herete. 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 $12 { m th}$ day of NOV SIGNED realed and delivered in the presence of:	ember, 1968	
Carol McConglat	Sam T. The	(SEA
Han A Chefwange	,	(SEA
		(SEA
		(SEAI
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF GREENVILLE		
Personally appeared the undersig: pagor sign, seal and as its act and deed deliver the within written instruction thereof.	ed witness and made oath that (s)he alw th ument and that (s)he, with the other witn	e within nemed n.o. ess subscribed abo
SWORM to before me the Processor November, 19 6	Card M. Donald	
TATE OF SOUTH CAROLINA)	RENUNCIATION OF DOWER	
t, the undersigned Notary Public, de signed wife (wives) of the above named mortgagor(s) respectively, did to rately examined by me, did declare that she does freely, voluntarily, ver, renounce, release and forever relinquish unto the mortgagee(s) an erest and estate, and all her right and claim of dower of, in and to all	and without any compulsion, dreed or that o	ring privately and a of any person whem
GIVEN under my hand and seel this	(9 4)	<i>I</i> +
12th by of Novembers 19 68	(This) G. Kathy	Slagge
Votary Public for South Carolina. May South Act. En tree 1/1/107	ŷ	
Recorded November 15th, 1968, at 4:57	P.M. #12085	
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