The Morfgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagge for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, 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 Mortgagee 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 a inferest at the same rate as 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 mortgaged property insured as may be required from time to time by the Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages 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 Mortgagec, 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 fall 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 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 of 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 preceeding and the execution of its frust 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 Mortgages, all sums then owing by the Moragagor to the Mortgages 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 Mortgage 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 afformey at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable afformey'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 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	6th day of	Januar	y	969.	
SIGNED, sealed and delivered in the presence of		-	Elle	IC.S	Molseau
Taid MM Gar. Co		9, 1			(SEAL)
Gard W Zumstein)			3 3.	(SEAL)
	· .	e e e e e e e e e e e e e e e e e e e	and the second s	and the same of th	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE			PROBATE	ari na manna and shahiri na maran nga ani ng bandar	
gagor sign, seal and as its act and deed deliver witnessed the execution thereof.	the within written	ersigned with instrument	ess and made oat and that (s)he, w	h that (s)he saw the ith the other withb	within named n ort- ss subscribed above
tral My Che cal	(SEAL)		Jan	W Zun	steen)
Notary Public for South Carolina. My Commission expires: Januar	y 1, 1971.			/	, plus fil
STATE OF SOUTH CAROLINA		RENU	NCIATION OF DO	WER	
COUNTY OF GREENVILLE					
1, the unders signed wife (wives) of the above named mortga arately exemined by me, did declare that she dever, renounce, release and forever relinquish uterest and estate, and all her right and claim of	gor(s) respectively, loes freely, volunta nto the mortgages	, did this day arily, and wit (s) and the r	appear before me hout any compuls nortgagee's(s') hel	on, dread or tear of rs or successors and	ng privately and sep any person whomeo assigns, all her in
GIVEN under my hand and seal this				ر س پ	1 11
6th day of January, 196			_Class	. P. EU	Jall .
Notary Public for South Carolina.	(SEAL)	174075			
Recorded Jan. 7, 1969 at	TE D. N.	#1 60 8 7			
He Colded ABL . I Taga Wr 1		A Marine at	1946年3月4日 新聞	2.63×3.54×4.44(8)。到65种的	副的 医多数动物性外部 目的