The Mortgager further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further 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 like Mortgages for any further teams, 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 above nor the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless attempts exceeding any other teams. 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 Mortgages against loss by fire and any other hezards specified by Mortgages, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgages, and in companies ecceptable to it, and that all such policies and renewais 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 if does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premius and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage dobt, whether-due or not.
- (3) That it will keep all improvements now existing or hereafter crecked in good repair, and, in the case of a construction lean, that it will continue construction until completion without intercrustion, and should it fail to do so, the Mortgages may, at its option, enter upon said promise, 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 pramises. That it will comply, with all governmental and municipal taws and regulations affecting the mortgaged
- (5) That it hereby assigns all rants, 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 rants, issues and profits, including a reasonable renial to be fixed by the Court in the event said premises are occupied by the mortand 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 paymant 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 Mortgage, all sums then owing by the Mortgageroto 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 Mortgages become a party of any just involving this Mortgage or the title to the premises described herein, or should the debt secured Kiresby or any part thereof be placed in the hands of any altorney 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 ulterly 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.

May

19 69

WITNESS the Mortgagor's hand and seal this 28th day of SIGNED, sealed and delivered in the presence of:	May 19 69
Leggy Mc Kinney	Hazel C. Edwards (SEAL)
Edward Ryan Homen	(SEAL)
0	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
SWORN to before me this 28th day of May 196  Charles A Command Seal Seal Seal Seal Seal Seal Seal Seal	Tegry Makinney
	Mortgagor a Woman RENUNCIATION OF DOWER
COUNTY OF	de baselo serate, mass att sebase to service annual about the mide-
signed wife (wives) of the above named mortgaper(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 compoulation, dread or fear of any person whomeover, reasures and forever relinquish unto the mortgaper(s) and the mortgaper(s) helrs or successors and assigns, all her interest and paties, and all her rights and claim of dower or, in and to all and singular the premises within mentioned and released.	
GIVEN under my hand and seal this	
day of 19	
Hotary Public for South Carolina.	
Recorded May 29, 1969 at 11:07 A. M., #28579.	