The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further 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 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 hereof. All sums and advanced shall be a falcrest 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 lime to time by the Mortgagee against loss by fire and now 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 ill unknown hortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, and 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 authority actch insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee 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 Mortgagee may, at its option, exter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such require 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 II hereby assigns all rents, issues and profits of the mortgaged premies from and after any default hereunder, and agrees that, the fill legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premier, with full authority to take possession of the mortgaged premiers and collect the critic, issues and profits, including a reasonable rental to be fixed by the Court in the event said premier are occupied by the mortgager and after eledening 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.
- (0) 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 optim of the Mortgage, all sums then owing by the Mortgage to the Mortgage shall become immediately due and payable, and this mortgage may be foreclassed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage become a party of any suit in owing this Mortgage or the string of the string
- (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 foure to, the respective heits, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Severe state to apprent to an Renders.	
WITNESS the Mortgagor's hand and seal this SIGNED, scaled and delivered in the presence of:	day of June 1969 Arancis L. STRACK (SEAL)
	KATHERINE M. STRACK (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
real and as its act and deed deliver the within written instructions. SWORN to before me this 12th day of June Nagary Public for South Carolina places. Nagary Public for South Carolina places.	the undersigned witness and made oath that (s)he saw the within named mortgagor sign, ment and that (s)he, with the other witness subscribed above witnessed the execution 19 69. L)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
did declare that she does freely, voluntarily, and without any or relinquish unto the mortgagee(s) and the mortgagee's(s') heir of dower of, in and to all and singular the premises within	ry Public, do hereby certify unto all whom it may concern, that the undersigned wife day appear before me, and each, upon being privately and separately examined by me, ompulsion, dread or fear of any person whomosover, renounce, release and force or or accessors and assigns, all her interest and estate, and all her right and claim mentioned and seleased.
CIVEN under my hand and seal this 12th day of June 19 69	Latherine of Strack.
My commission expires April 7, 19	
Recorded June 13, 1969 at 12:18) · · · · · · #29950 • O v