The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee to live Mortgages are to long as the total industriens thus secured does not exceed the original amount shown on the face hereof, All sums to advanced shall beer interest 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 hezards specified by Mortgage, in an amount not less than the mortgage dot, or in such amounts as may be required by the Mortgage, and into companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgage, and have a stached thereto loss payable clauses in favor, of, and in form acceptable to the Mortgage, 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 mortgage of officies and does hereby authorite each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage dots, 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 Mortgage 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 dabt.
- (4) That it will pay, when duo, 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 taws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any ludge having jurisdiction may, at Chambers or otherwise, appoint a receiver 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 mortgaged premises are occupied by the mortgaged and after deducting all charges and expenses attending such preceding and this execution of its trust as receiver, shell apply the residue of the rents, issues and profits toward the payment of the dath 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 juit involving this Mortgage or the title to the premites described herein 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 Mortgage, 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 only 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full.

WITNESS the Mortgagor's hand and seal this $^{1 m st}$ SIGNED, sealed and delivered in the presence of:	day of July 19 69.
Teona L. Gullick	(SEA
C. S. Bowlen	Moughan A. Durham 15EA
TALE OF BOOTH CAROLINA	TAUPATE
OUNTY OF GREENVILLE Personally appearagor sign, seal and as its act and deed deliver the withoused the axeculion thereof.	seed the undersigned witness and made oath that (s)he saw the within named n within written instrument and that (s)he, with the other witness subscribed ab
OUNTY OF GREENVILLE Personally appearagor sign, seal and as its act and deed deliver the withoused the axeculion thereof.	seed the undersigned witness and made oath that (s)he saw the within named n within written instrument and that (s)he, with the other witness subscribed ab
COUNTY OF GREENVILLE	ared the undersigned witness and made oath that (s)he saw the within named n within written instrument and that (s)he, with the other witness subscribed abo
Personally appears appears appears sign, seal and as its act and deed deliver the writnessed the execution thereof. WORN to before me this day of July Commission Expl TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned grant will gimed wite (wives) of the above named mortgagor(s) rately examined by me, did declare that she does it refers a reference release and forever reliancyle unto the	seed the undersigned witness and made oath that (s)he saw the within named new think written instrument and that (s)he, with the other witness subscribed about 19 69. EAL) **EAL** **EAL** **LONA** **LONA** **LULICA** **LULICA** *** **LULICA** *** **LULICA** *** *** *** *** *** *** ***
Personally appears appears appears sign, seal and as its act and deed deliver the writnessed the execution thereof. WORN to before me this day of July Commission Expl TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned grant will gimed wite (wives) of the above named mortgagor(s) rately examined by me, did declare that she does it refers a reference release and forever reliancyle unto the	seed the undersigned witness and made oath that (s)he saw the within named notifith written instrument and that (s)he, with the other witness subscribed about 19 69. EAL) Liona J. MacLinck. EAL) RENUNCIATION OF DOWER Notary Public, do hereby certify unto all whom it may concern, that the uncrespectively, did this day appear before me, and each, upon being privately and each, vote that the uncrespectively, and without any compution, dread or fast of any person whom the mortgages (s) and the mortgages (s) helir or successors and assigne, all her or of, in and to all and singular the premites within mentland and released.
Personally appears agor sign, seal and as its act and deed deliver the witnessed the execution thereof. WORN to before me this day of July contact Public for South Caroling Commission Exploit TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE I, the undersigned wife (wives) of the above named mortgagor(s) rately examined by me, did declare that she does for, remonice, release and forever relinquish unto the rest and estate, and all her right and claim of dowers and estate, and all her right and claim of dowers.	seed the undersigned witness and made oath that (s)he saw the within named notified written instrument and that (s)he, with the other witness subscribed ab 19 69 . EAL) RENUNCIATION OF DOWER Notary Public, do heraby certify unto all whom it may concern, that the unrespectively, did this day appear before me, and each, upon being privately and really, voluntarily, and without any computation, dread or fear of any person whom the merchagues is and the mortisgues (s) and the mortisgues (s). All the second se