The Mortgagor further covenants and agrees as follows:

GIVEN under my hand and seal this

Notary Public for South Carolina.

Recorded July 7, 1969 at 9:20 A. M., #444

day of

- (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 Mortgage for any further lears, advances, readvances or creditte that may be made hereafter to Mortgage to long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof, All sums so advanced shall bear interest at the same rate as the mortgage doth and shall be payable on demand of the Mortgage unless otherwise provided 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 hazards specified by Mortgages, 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 mortgages and 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 dues and that it does hereby authorities each insurance company concerned to make payment for a loss directly to the Mortgages, 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 Mortgagee may, at its option, enter upon aid 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 say default hereunder, and sgrees that, should legal proceedings be instituted pursuant to this instrument, any ludge having jurisdiction may, at Ciambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premise, 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 mortgagor and after deducting all charges and expenses attending such preceeding 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 note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should the Mortgage become a party of any suit involving this Mortgage or the title to the premiser described horein, or should the odd secured hereby or any part thereof be placed in the hands of any attorney at law of 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 Mortgager 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 Mortgager 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 widely 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 hereio. 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 3rd day of SIGNED, sealed and delivered in Jith presence of: Geal Morrol Morrol
(SEAL)
STATE OF SOUTH CAROLINA PRODATE
COUNTY OF GREENVILLE
Personally appeared the understance witness and made oath that (s)he saw the within named mottgager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 3rd day of July 10 69
Notary Public for South Carolina.
My Cox readowed soils San 1/920
STATE OF SOUTH CANOLINA) WENTHACKETON OF DOUBLE
AENONCIATION OF DOYER
COUNTY OF
(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately ear operately examined by me, alid declare that the does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, ensured, released and furever relinquish unto the mortgage(s) and the mortgage(s) helps or successors and sasigns, all her interest and estate, and all her right and claim of dower of in and to all and singular the premises within mentioned and released.

(SEAL)