The Mortgagor further covenants and agrees as fo

- (1) That this mortgage shell secure the Martgages for such try they sums as may be advanced haraster, of the option of the Martgage, for the payment of taxes, insurance premiums, public assessments, repairs of other purposes pursuant in the coronants herein. This mortgage shall also secure the Martgages for any further leths, advances, readvances or credit may be mose becamble to the Mortgages 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 debt and shall be payable in demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements new oxisting or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgages against loss by fire and any other heteros specified by Mortgages, in an answer set less than the mortgage doble, or in such ambien on the less than the renewes thereof shall be held by the Mortgages, and hey set attached thereof osts payable clauses in favor et, and in form acceptable to the Mortgages, and that I will pay all premiums therefor when due and that it does hereby sugin to the Mortgages, the hexapt payable the proceeds of any policy insuring the mortgage promises and does hereby suring the seach insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage idebt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter arected in good repair, and, in the case of a construction least that it will continue construction until completion without interruption, and should it fall to do so, the Mortsages may, at its option of any construction work underway, and the expenses for such repairs or necessary, including the employion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortsage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (3) 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 or otherwise, appoint a receiver of the mortgaged premises with full subherly 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 presides are occupied by the morthing agent and after oducting all charges and expenses attending such praceeding 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 to any of the to the	or the debt secured hereby,
into mortgage may be foreclosed. Should any legal proceedings gages become a party of any suit involving this Mortgage or the placed in the world.	s, or covenants of this mortgage, or of the note, secured hereby, then, assert to the Mortgages shall become immediately due and payable, and be instituted for the forecloure of this mortgage, or should the Mort to the title to the premises described herein, or should the dobt secured hereby for collection by suit or otherwise, all costs and expenses incurred by the control of t
(7) That the Mortgagor shall hold and enjoy the premises	above conveyed until there is a default under this mortgage or in the not of the Mortgagor shall fully perform all the terms, conditions, and cover title mortgage shall be utterly null and void; otherwise to remain in ful
(8) That the covenants herein contained shall bind, and it administrators, successors and sasigns, of the parties hereto. We and the use of any gender shall be applicable to all genders.	he benefits and advantages shall inure to, the respective heirs, executors tenever used, the singular shall included the plural, the plural the singular
WITNESS the Mortgagor's hand and seal this 7 H day gigNED, sealed and delivered in the presence of:	of November 1989
BrushBoserran	albert & Line
Carled & lefthon	Albert W. Lucier.
- 1. 19.00 ca	Retto Judger (SHAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
Personally appeared the urgsgor sign, seel and as its act and dead deliver the within writh witnessed the execution thereofy,	ndersigned withess and made path that (s)he saw the within named nort- on instrument and that (s)he, with the other witness subscribed above
SWORN to before me this 7 day of November	19 69
Notary Public for South Carolina, Comm. avenus dily	1/15 Chrosp a GHOTT
STATE OF SOUTH CAROLINA	Charles to the control of the contro
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
arately examined by me, did declare that she does freely, volun	bile, do hereby certify unto all whom it may censers, that the under- y, did this day appear before me, and each, upon being privately and sep- terity, and without any compulsion, dread or fear of any person whomeo- etal and the mortpages/cife, here or successors and assigns, all her in- d to all and singular the premises within mentioned and released.

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