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 losss, advances, readvances or credits that may be made hereafter to the Mortgagee by long as the total indebteciness thus secured does not exceed the original amount shown on the face hereof. All sums as advanced shall bear 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 estating or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any 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 exceptable to it, and that all such policies and renewalt thereof shall be held by the Mortgagee, and these attached thereof loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premisures therefor when dues and that it does hereby assign to the Mortgagee to proceeds of any policy insuring the mortgaged premises and does hereby authority each insurance company concerned to make payment for a loss directly to the Mortgagee, 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 fail to do so, the Mortgagee 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 anch construction to the mortgage debt.
- (4) That it will pay, when due, all tazes, 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 breeby 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 hedge having jurisdiction may, at Chambert or otherwise, appoint a receiver of the mortgaged premises, with full authority 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 premises are occupied by the mortgager and 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 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 option of the Mortgage, all sums then owing by the Mortgage 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 premises described herein, or should the Mortgage or the premises described herein, or 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, as reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgage, as a part of the debt secured hereby, and may be recovered and collected hereaunder.
- (7) That the Mortgagor shall hold and enjoy the premites 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 mortgago, 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 inure to, the respective heirs, 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.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE real and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the extence of the country of the south Carolina. SWORN to before me this 1st day of January 1970 A Macrice (SEAL) Notary Public for South Carolina. My Commission expires: 4 17 1/4 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgaged) respectively, did this day appear before me, and each, upon heling privately and separately examined in cliquation undersigned (wives) of the above named mortgaged (s) helps or successors and assigns, all her interest and estate, and all her right and of old ower of, in and to all most singular the premises within mentioned and released. GIVEN under my hand and seal this 1st day of January 19 70,	VITNESS the Mortgagor's hand and sea IGNED, scaled and delivered in the pres		day of	January	₁₉ 70	da ki i i	77
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the exthereof. SWORN to before me this 1st day of January 1970 In Account State of South Carolina. My commission expires: 4 17 W STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgaged is expectively, did this day appear before me, and each, upon hefing privately and separately examined inclinately unto the mortgaged seal the mortgage s(s) heirs or successors and assigns, all her interest and estate, and all her right and of lower of it, and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 1st day of January 19 70,	De Maurice an	hmore	- -			jary et	(SEA)
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Personally appeared the undersigned witness and made oath that (a) he saw the within named mortgage sent and as its act and deed deliver the within written instrument and that (a) he, with the other witness subscribed above witnessed the extense of the same			-				(SEA
Perronally appeared the undersigned witness and made oath that (s) he saw the within named mortgage sent and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the extenses. SWORN to before me this 1st day of January 1970 Notary Public for South Carolina. My Commission expires: 4'1' 44 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgage(s) respectively, did this day appear before me, and each, upon before privately samined the intellinguish unto the mortgage(s) and the mortgage(s) helts or successors and assigns, all her interest and estate, and all her right and of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 1st day of January 1970.			-	PROBATE			
COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgagoris) respectively, did this day appear before me, and each, upon being privately and separately examined in did declare that she does freely, voluniarily, and without any compulsion, dread or fear of any person whomsoever, remounce, release and relinquish unto the mortgage(s) and the mortgage(s) helts or successors and assigns, all her interest and estate, and all her right and of dower of in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 1st day of January 19 70,	eal and as its act and deed deliver the	Personally appeared within written inst	the undersigned rument and that	witness and made oath (s)he, with the other w	that (s)he saw t finess subscribe	he within name d above witnes	i mortgagor sig
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1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned didd declare that she does freely, voluntarily, and without any compusition, dread or fear of any person whomsever mounce, release and relinquish unto the mortgage(s) and the mortgage(s) he list or successors and assigns, all her interest and estate, and all her right and of dower of it, and to all and singular the premises within mentioned and released. GIVEN under my hand and seal thu 1st day of January 1970, (SEAL)	WORN to before me this 1st day 1 auxiv / fractions of the confine of the commission expires: 4			<u> </u>	rgine.	Hun.	<u></u>
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Notary Public for South Carolina. My commission expires: Mortgage & Assignment	WORN to before me this 1st day otary Public for South Carolina. My commission expires: 4 TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE wheel of the above named mortgage(s) and the didectare that she does freely, voluntiar if clinquish unto the mortgage(s) and the dower of, in and to all and singular cives under my hand and seal thu st day of January	the undersigned No espectively, did this, and without any o mortgages is the premises within	tary Public, do h day appear befre compulsion, effective or successor irs or successor a mentioned and	RENUNCIATION OF ereby certify unto all wi ire me, and each, upon I d or fear of any perso and assign. all her in	hom it may con	and senarately	examined by m