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- (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 covenants herein. This mortgage shall also secure the Mortgagee for any further learns, advances, readvances or cradits that up be made hereafter to the Mortgagee to long as the total indebtedeness thus secured does not exceed the original amount shown on the face unless otherwise provided in writing.
- (2) That is 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, cagainst loss by fire and any other hexards specified by Mortgages, in an amount not less than the mortgages debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby satisfy to the Mortgages the proceeds of directly to the Mortgages, to the extont of the balance owing on the Mortgages debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter excited 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 to, the Mortpages may, at the spiton anter upon said premiss, make whatever repairs are necessary, including the completion of any construction werk underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt. (4) That is will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions opains the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agreed that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chembers or other rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises and collect the gagor and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply 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 opinion of the Mortgage all sums than owing by the Mortgage or the Mortgage shall become immediately due and payable, and his mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage or the lift is to the premises described hereby, or should the Mortgage become a party of any put involving this Mortgage or the lift is to the premises described hereby, or should the debt secured hereby he mortgage, and a resumable altornay's fee, shall thereupon become due and payable immediately or on demand, at the option of the origagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and anjoy 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.

(8) That the covenents 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 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 SIGNED, sealed and delivered in the presence of: February

(SEAL) (SEAL)

STATE OF SOUTH CAROLINA PROBATE COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (sine saw the within named northwise) gagor sign, seal and as its act and deed deliver the within written instrument and that (sine, with the other witness subscribed above

SWORN to before me this 20 February

Charles J. B. Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did care that she does freely, voluntarily, and without any composition, draid or fear of any person whomsover, remounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) their or successors assigns, all her increased and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

day of February

Market Leuro

lary Public for South Carolina

GIVEN under my hand and seal this

(SEAL) my comm. expires 7/24/79

Recorded March 6, 1970 at 6:53 A, M., #19496.

Margie M.

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