The Mortgagor further covenants

- (1) That this mortgage shall secure the Mortgage of such further sums as may be advanced hereafter, at the option of the Mortgage, 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 loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgage so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so 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.
- 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 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 such policles and renewals 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 due; and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged premises and does horeby author'se 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 effect in good repair, and, In the case of a construction loan, that it will confined 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 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should take proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint server of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues appoint of the mortgaged premises are occupied by the mortgaged premises are occupi
- (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 Mortgage to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legister receding be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to 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

(SEAL) That the Mortgagor shall hold and enloy the premises above conveyed until there is a default under, this mortgago or in the note secured hereby, it is the true meaning of this instrument that if the Mortgagor shall folly perform all terms, conditions, and coverants of the mortgago, and of the note secured hereby, that then this mortgago shall builty perform all terms, conditions, and coverants for the mortgago, and of the note secured hereby, that then this mortgagos shall incre to the term, conditions, and coverants for the performance of the standard shall be applicable to all performance of any gender shall be applicable to all performance of any gender shall be applicable to all performance of the standard and each limit and the standard and each limit and each upon being privately and each each limit and each upon being privately and each each grown being privately and each each grown being privately and each each, so the standard and each upon being privately and each each each each upon being privately and each each each each upon being privately	the Mortgagee, and a reasonable attorney's fee, shall thereupon bec Mortgagee, as part of the debt secured hereby, and may be recove	ome due and payable immediately or on demand, at the option of the
administrators, successors, and assigns, of the parties hereto. Whenever used, the singular shall included the plural the singular, and the use of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 26 day of March 19 70 SIGNED, sealed and delivered in the presence of: (SEAL) March 19 70 (SEAL) STATE OF SOUTH CAROLINA COUNTY.OF Greenville Parsonally appeared the undersigned wilness and made oath that (s) he saw the within named northy or 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 26 day of March 19 70 Matary Public for South Carolina. Motary Public for South Carolina. My COMM. expires 7/24/79 STATE OF SOUTH CAROLINA COUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wite (wives) of the above named mortgagor(s) respectively edid this day appeir before are, and seek, upon being privately and seen are step as a subscribed and state and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GYEN under my hand and sait this 26 March 19 70 Malch	secured hereby. It is the true meaning of this instrument that is the nants of the mortgage, and of the note secured hereby, that then this	Mortgagor shall fully perform all the terms, conditions, and cove-
SIGNED, sealed and delivered in the presence of: SEAL STATE OF SOUTH CAROLINA PROBATE	administrators, successors and assigns, of the parties hereto. Whenev	nefits and advantages shall inure to the respective heirs, executors, er used; the singular shall included the plural, the piùral the singular,
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s) he saw the within named a crewing seed the execution thereof. SWORN to before me this 26 day of March 19 70 March 19 70 March Abuckhister SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privally and separately examined by me, did declare that she does freely, voluntarily, and wilhour any compulsion, dreaded refear of any person whomeover, renounce, release and forever relinquish unto the mortgagor(s) respectively, did this day appear before me, and each, upon being privalely and separately examined by me, did declare that she does freely counterily, and wilhour any compulsion, dreaded refear of any person whomeover, renounce, release and forever relinquish unto the mortgagor(s) and the		March 19 70
STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named n orthwisted the execution thereof. SWORN to before me this 26 day of March 19 70 March 19 70 STATE OF SOUTH CAROLINA COUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mertgager(f) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does (reely, voluntarily, and without any compution, dread or fear of any person whomsover, renounce lease and forever relinquish unto the mortgage(s) and the mortgage(s) helps or successors and assign, all her interest and estate, and all her right and claim of down of, in and to all and singular the premises within mentioned and released. Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL)		Joseph B Jarker (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named n ortwinessed the execution thereof. SWORN to before me this 26 day of March 19 70 March 19 70 SEAL) Notary Public for South Carolina. My COUNTY OF 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 declarc that she does freely, voluntarily and without any compulsion, dread or fear of any person whomser ever, renounce, release and forever reliquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigned, all her interest and ested, and all her right and claim of down of, in and to all and singular the premises within mantiened and released. GIVEN under my hand and sait this 26 Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL)	***	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named nort- gagor 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 26 day of March 19 70 May Comm. expires 7/24/79 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily-end without any compulsion, dread or fear of any person whome- ever, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgage(s) in the mortgage(s) and the mortgage(s) in the premises within mentioned and released. GIVEN under my hand and sail this 26: day of March 19 70 SEAL) Notary Public for South Carolina. (SEAL) Notary Public for South Carolina.	margaren H. Buckliester	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named nort- gagor 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 26 day of March 19 70 May Comm. expires 7/24/79 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily-end without any compulsion, dread or fear of any person whome- ever, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgage(s) in the mortgage(s) and the mortgage(s) in the premises within mentioned and released. GIVEN under my hand and sail this 26: day of March 19 70 SEAL) Notary Public for South Carolina. (SEAL) Notary Public for South Carolina.	Chaler S. Lunfo	(SEAL)
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