The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face 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 Mortgagec 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 acceptable to it, and that all such policies and the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage dobt, 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 Mortgages may, at its option, 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
- (5) 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 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 preceeding and the execution of its trust as receiver, shall apply 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, a' the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any juit involving this Mortgage or the title to the premises described herein, or should the debt secured fiereby 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 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 Mortgagor 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 Mortgagor 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 void; otherwise to remain in full
- (8) That the covenants herein contained shall bind, and the bonefits 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.

Cleland T. Reed  (SI  Nell W. Reed  (SI  Nell W. Reed  Country of GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named n witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  Carly A. Country of Carolina.  My Commission Expines: 8-14-79  STATE OF SOUTH CAROLINA  COUNTRY OF GREENVILLE—  I, the undersigned Notary Public, do hereby certify unto all whom it may cancera, that the uncarely examined by mo, did declare that sho does freely, voluntarily, and without any compulsion, dread of fear of any person whom the country of the shore named nortgager(s) respectively, did this day appear before me, and each, upon being privately and a creatively examined by mo, did declare that sho does freely, voluntarily, and without any compulsion, dread of fear of any person whom the country of the shore relatively examined by mo, did declare that sho does freely, voluntarily, and without any compulsion, dread of fear of any person whom the country of the shore of	WITNESS the Mortgagor's hand and seal this 6th SIGNED, sealed and delivered in the presence of:	day of	July	19 70	
Nell W. Reed  (SI  Nell W. Reed	Charolin a Ceffrett	•	Colland.	1.1.	
Nell W. Reed  (SI  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that (s)he saw the within named n witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  CALL N. Land, (SEAL)  Notary Public for South Carolina.  (SEAL)  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE-  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the uncarally examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread erest of any person whom oversit and catalet, and all her right and claim of dower of, in and to all and singular the premises within mentaled and released.  My Commission Expires:  (SEAL)  Nell W. Reed	Kount H Ene 1	<del></del>			(SEA
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  pagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed as witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  County A Commission Expires: 8-14-79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE—  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understalely examined by me, did declare that she does freely, voluntarily, and without any compulsion, drawd or fear of any person whom very, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage(s(t)) heirs or successors and assigns, all her GIVEN under my hand and seal this  Given under my hand and seal this  Other Poblic for South Carolina.  (SEAL)  My Commission Expires:  (SEAL)  PROBATE  PROBATE  PROBATE  PROBATE  SEAL Hand without sand made oath that (s)he saw the within named in day observed and seal within mentioned end released.  SWORN to before me this (sin day of July 19 70  Probation of the saw the within named in day of July 19 70  Probation of the saw the within named in the person whom the pers	1	<del></del>			(SEA
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named in witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  STATE OF SOUTH CAROLINA  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 a street, and all hor right and claim of dower of, in and to all and singular the premises within mentianed and released.  GIVEN under my hand and seal this 6th  My Commission Expires:  (SEAL)  Personally appeared the undersigned without any complete the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and a series, and all hor right and claim of dower of, in and to all and singular the premises within mentianed and released.  GIVEN under my hand and seal this 6th  My Commission Expires:  (SEAL)  My Commission Expires:	<u> </u>	<del></del>	And the state of t		(SEA
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named n witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE—  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the uncarately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom very, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) and the mortgagee(s) swithin mentianed and released.  GIVEN under my hand and seal this 6th  day of July 19 70  My Commission Expires:  (SEAL)  Nell W. Reed  Nell W. Reed  My Commission Expires:				<del></del>	(SEA
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strately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her regist and claim of dower of, in and to all and singular the premises within mentianed and released.  GIVEN under my hand and seal this 6th  Any of July 19 70  Nell W. Reed  Nell W. Reed  My Commission Expires:	Notary Public for South Carolina. (SEA	19 7	Oanle	J. G. G.	lbrtt
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My Commission Expires:	Notary Public for South Carolina.  My Commission Expires: 8-14-79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE—  I, the undersigned Notation of the above named mortgagor(s) represented by me, did declare that she does free that she does fr	otary Public, do spectively, did ily, voluntarily,	RENUNCIATION OF thereby certify unto this day appear before and without any compu	— all whom it may con me, and each, upon be ision, dread or fear o	ing privately and sep
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Recorded July 7, 1970 at 11:56 A. M., #462.	Notary Public for South Carolina.  My Commission Expines: 8-14-79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE—  signed wife (wives) of the above named mortgagor(s) retails examined by me, did declare that she does free wer, renounce, release and forever relinquish unto the recess and estate, and all her right and claim of dower of the state of the sta	otary Public, do spectively, did (ly, voluntarily, mortgagee(s) and fo all	RENUNCIATION OF  hereby certify unto this day appear before and without any computed the mortgagee's(s') and singular the prem	all whom it may con me, and each, upon be lsion, dread or fear o- leirs or successors an ises within mentiane	ing privately and sep f any person whomed d assigns, all her in d and released.



