The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee 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 Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagec, 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 crected 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 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 mortgaged and after deducting all charges and expenses attending such preceeding 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 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 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 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 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 covenents 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.

WITNESS the Mortgagor's hand and seal this 20th day o SIGNED, scaled and delivered in the presence of:	,
_ mary L. Poleal	Jerry Lavell Porter (SEA)
District 1	(SEA)
James L. Maluney fr.	Carol Floyd Porter ISEA
	(SEA)
	(SEA)
	(SEAL
STATE OF SOUTH CAROLINA	PROBATE
county of Greenville	
SWORN to before me this 20thday of October  fames D. M., Kinney J. (SEAL)  Notary Public for South Carolina. My commission exp:	ires September 30, 1980
STATE OF SOUTH CAROLINA	
COUNTY OF Greenville	RENUNCIATION OF DOWER
anatalis avaminad his ma wid danlana this shall have the life in the	ic, do hereby certify unto all whom it may concern, that the under did this day appear before me, and each, upon being privately and sep rily, and without any compulsion, dread or fear of any person whomse s) and the mortgagee's(s') heirs or successors and assigns, all her in the did and singular the premises within months.
GIVEN under my hand and seal this 20th	mentioned and released,
fames D. In Kinner h.	Carol Floyd Porter
Notary Public for South Carolina. My commission exp	ires September 30, 1980
Recorded Oct. 21, 1970 at 4:	18 P. M. #9613
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