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The Mortgager further cevenents and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereefter, at the eption of the Mortgages, for the payment of taxes; insurance premiums, public accessments, repairs or other purposes pursuant to the excession that may be made hereefter to the Mortgages shall also secure the Mortgages for any further leans, advances, readvances or credits that may be made hereefter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the focal interest at the same rate as the mortgage dobt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements new existing 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 acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto less payable clauses in favor of, and in form acceptable to 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 premises and does hereby authorize each insurance company concerned to make payment for a less 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 imprevenents new existing or hereafter erected in good repair, and, in the case of a construction lean that it will continue construction until completion without interruption, and should it fall to do so, the Mortgageo 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 egainst the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (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 etherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the merigaged premises and cellect 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.
- (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 Mortgages, all sums then owing by the Meragagor to the Mortgages 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 Mortgage 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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 mertgage or in the mete 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 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 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 27 day of November 19 70	
SIGNED, sealed and delivered in the presence of: 2 Teil arthur Cochra	O) JIRRAIN
Muthe & Wood	
- Truese 6. Town	(SEAL)
	(SEAL)
	(SEAL) -
STATE OF SOUTH CAROLINA) PROBATE	
COUNTY OF Greenville	
Descently, appeared the sundersigned witness and made oath that (also saw the within	named mort-
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subs witnessed the execution thereof.	CLIDEG SDOAS
sworn to here me this 27 day of November 1970.	
Mintain Wood (SEAL)	-
Notary Pesite for South Carolina. My Commission Expires 1/1/1971	
STATE OF SOUTH CAROLINA . RENUNCIATION OF DOWER	alan da 1994) Kalifornia
COUNTY OF Greenville	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the signed wife (wives) of the above hamed mortgagor(s) respectively, did this day appear before me, and each, upon being priva arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any pe	recommende
ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assignment and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and re-	
GIVEN under my hand and seal this 27	
day of November 1970.	<u>م</u>
Frankling 6. Wood My Commission Expires 1/1/1971	·
Notary Rights for South Carolina. My Commission Expires 1/1/1971 Notary Rights for South Carolina. My Commission Expires 1/1/1971 Notary Rights for South Carolina. My Commission Expires 1/1/1971 Notary Rights for South Carolina. My Commission Expires 1/1/1971 Notary Rights for South Carolina.	

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