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- (1) That this mortgage shall secure the Mortgages for such fur they 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 eventual herein. This mortgage shall also secure the Mortgages for any further leans, advances, resdyances 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 hereof, All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages attention 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged 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 solicies 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 Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company, concerned to make payment for a less 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 erected in good repair, and, in the case of a construction let that it will continue construction until completion without interruption, and should it fail to do so, the Merigages may, at its epitienter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, a 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 premises.
- (5) That It hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, 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 mertgaged 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 proceeding 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 Moragegor 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 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 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 merigage 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; etherwise 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 thin 8 day of SIGNED, soaled and delivered in the presence of Sara J. Alluson	December 1970  L. Burger (SEAL) (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE
gagor sign, seel and as its act and deed deliver the within written in witnessed the execution thereof.  SWORN to before me this 8 day of December 19  Notary Public for South Carolina.	
My commission expires: 1/1/71  STATE OF SOUTH CAROLINA  COUNTY OF Greenville	RENUNCIATION OF DOWER
signed wife (wives) of the above named mortgagor(s) respectively, die arately examined by me, did declare that she does freely, voluntarily ever, renounce, release and forever relinquish unto the mortgages(s) terest and estate, and all her right and claim of dower of, in and to a GIVEN under my hand and seal this	i this day appear before me, and each, upon being privately and sep- , and without any compulsion, dread or fear of any person whomes- and the mortgages s(s') heirs or successors and assisms. All her in-
8 day of December 1970  Notary Public for South Carolina.  My commission expires: 1/1/71	Neoma K. Burger