The Mortgagor further covenants and agrees as follows:

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- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgagee, 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, roadvances 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 Mortgaged 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 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 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 fall 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 gagor 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 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 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 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 confisined 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 8th day of July 19 71	30.0
Marjone a Hill Jeffell. Smith 15 15E	EAL,
January Jen D. Smith ISE	EAL)
	EAL)
STATE OF SOUTH CAROLINA	AL)
COUNTY OF Greenville	
Personally appeared the undersigned witness and made outh that (s)he saw the within named no witnessed the execution thereof.	ort-
SWORN to before me this: 8th day of July 19 71	
Notary Public for South Carolina. Marjore a Hill	4.
My Commussion Expires September 3, 1979 STATE OF SOUTH CAROLINA	_
COUNTY OF Greenville RENUNCIATION OF DOWER	
I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome terest and estate, and all, her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 8th	er- ep-
of very under my hand and seal this 8th) n-
day of July 1971 Editor Day R. Hamen (SEAL) Notary Public for South Carolina.	<u> </u>
My Commission Expires September 3, 1979 - Recorded July 9, 1971 at 10:55 A.M. #866	-
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