- (1) That this mortgage shall secure the Mortgages for such further 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 covertants herein. This mortgages shall also secure the Mortgages for any further learn, advances, readvances or credits that may be made hereafter to 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 been interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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 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 affached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when dues not 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 loss 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 lean, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at its epiten, 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 mortgager and after deducting all charges and expenses attending such preciseding 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 psyable, 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 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 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

(8) That the covertants herein contained shall bind, administrators, successors and assigns, of the parties here and the use of any gender shall be applicable to all gende		ts_and advantage used, the singular	s shall inure to, i shall include the	the respective heirs, ex plural, the plural the s	ecutors, ingular,
WITNESS the Mortgagor's hand and seal this 6th SIGNED, sailed and delivered in the presence of:	day of	July	1972.		
Janes Howard	- خ	Gua	ef C,	Davis,	(SEAL)
	-	<i>.</i>			(SEAL)
STATE OF SOUTH CAROLINA		PROB	ATE	*	
county of Greenville		. 11	i	•	
Personally appeared gagor sign, seel and as its act and deed deliver the within witnessed the execution thereof.	the undersign written instr	ed witness and nument and that	nade oath that (s)t (s)he, with the o	e saw the within name ther witness subscribed	d mort- above
SWORN to before me this 6th day of July	19 72	i a	, w	· · · · · · · · · · · · · · · · · · ·	
Notary Public for South Carolina 25 72	- +-i				h
STATE OF SOUTH CAROLINA COUNTY OF Greenville	÷ :	RENUNCIATION	OF DOWER		·
i, the undersigned Note signed wife (wives) of the above named mortgagor(s) resp arately examined by me, did declare that she does freely, ever, renounce, release and forever relinquish unto the mo terest and estate, and all her right and claim of dower of,	voluntarily, a	nd without any c	empulsion, dread	or fear of any person w	nd tep-
GIVEN under my hand and seal this 6th		·	. 4		विकास स्थाप जन्म अस
May of July 19 72	BAL)	* .09	vanita	J Wairs	
Motary Public for South Cardina.  My com etp 1-45-3	Recorded	July 19,	1972 at 11:	30 A. M., #16	$\pi$

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