The Mortgagor further covenants and agrees as fellows:

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the epilon of the Mortgages, for the payment of taxes, insurence premiums, public essessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further leans, desires, readvances or credits that may be made hereafter to the Mortgager by the Mortgages to long as the total indebtedness thus recured does not exceed the original amount shown on the face hereof. All sums to advanced shall beer interest at the same rate as the mortgage debt and shall be payable on demand of the Martgagee 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 Mortgages against loss by fire and any other hezerds specified by Mortgages, 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 policies 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 easign to the Mortgages the proceeds of any policy insuring the mortgage premises and does hereby suffer its egic insurence company concerned to make payment for a loss 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 team, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages 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 cents truction to the mortgage debt.
- (4) That it will pay, when dup, all Jaxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will compty 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 he instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or etherwise, appoint a receiver of the mortgaged premises, with juil authority to take possession of the mortgaged premises and collect the rents, lasues 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 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 revenants of this portigage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owilituoly the Mortgage of the Mortgage whall become inimediately due and payable, and this mortgage may be foreclosed Should any legel proceedings be I natified for the foreclosure of this mortgage, or should the Mortgage or the title togethe premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any afforms at lew for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a resonable attoriety'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 hereby.
- (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 mortgago, and of the note secured hereby, that then this mortgago shall be utterly, null and voids otherwise-to-remain in full force and virtue.
- (8) That the covenents herein contained shell bind, and the benefits adventages 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 gander shall be applicable to all genders.

WITNESS the Mortgager's hand and seal this 71.11 day of JUNO 19 72. SIGNED, sealed and delityered in the greance att. 32 Country Of GREENVILLE GRAL) STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (she saw the within named nortwinessed the execution thereof. SWORN to before me this 7 day of JUNO 19/2. Nately Public for South Carolina. COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA (SBAL) RENUNCIATION OF DOWER COUNTY OF GREENVILLO I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife within the protage of the same and each, upon being privately and soperately assemined by me, did deciser, that the doas freely, voluntarily, and without any computation, dead or fear of any person whemeorists and each upon being privately and soperately assemined by me, did deciser, that the doas freely, voluntarily, and without any computation, dead or fear of any person whemeorists and each upon being privately and soperately assemined by me, did deciser, that the doas freely, voluntarily, and without any computation, dead or fear of any person whemeorists and each upon being privately and soperately assemined by me, did deciser, that the doas freely, voluntarily, and without any computation, dead or fear of any person whemeorists and each of the protage of the prot	and the use of the darker than he abbuceans to ten desert.	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally epicered the undersigned witness and made outh that (sibe saw the within named north state of the security of the se		
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made outh that (a)he saw the within named northwise and accurate the security of the saw that within mamed northwise and the execution thereof. SWORN by before me thin 7 day of June 1972 Nately Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersitely will be described above aligned wife (wives) of the above named mort/supports) respectively, did this day appear before me, and each, upon being privately and sone arealy assemined by me, did declear that she does treaty, volunterly, and without any computation, dread or fear of any person whemover, renounce release and forever estimatish unto the mort/gage all her decline and selling and all her inversal and estate and selling and claim of dower of, in and to all and thingular the premises within mentional and released. GIVEN under my hand and seal this 7 any of June 19 72 Heavy Buills for South Carolina (SEAL)	Duda D Ludia	O Seed The Charles (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (a) he saw the within named northwinessed the execution thereof. SWORN by before me thin 7 day of Julic 1972 Housey Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLO I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searably axamined by me, did declarg that the does freely, volunterly, and without any computation, dread of feer of any person wheemer over, renounce, release and longer relimptable unto the mortgages (a) heirs or successors and estima, all her interest and estalpage all her shall and claim of dower of, in and to all and shighter the premises within injentienal and released. Jay of June 19 72 (SEAL)		, , , , , , , , , , , , , , , , , , , ,
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (a)he saw the within named n ortgagor sign, seal and as lie act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of June 19/2 Halsely Public for South Carolina. COUNTY OF GREENVILLO 1980 I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understand wife (wives) of the shove named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searchly examined by me, did declares that the does freely, volunterly, and without any compusion, dread or fear of any person whemoever, release and foreyer retinquish unto the mortgagoe(s) and the mortgagoe's (s) here or successors and assigns, all her inverse and estange and estang		(SEAL)
Personally appeared the undersigned wilness and made outh that (s)he saw the within named north order sign, seel and as it act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN by before me this 7 day of JUNG 1972 WHOMMISTRICE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLO I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understally examined by me, did declars, that she does freely, voluntarity, and without any computation, dread or fear of any person whemeever, renounce, release and forgerer retinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and eastergages(all her guilt and claim of dower of, in and to all and sliguier the premises within mentioned and released. GIVEN under my hand and seal this 19 72 Whose Public for South Carolina. (SEAL)	apper.	(SEAL)
Personally appeared the undersigned witness and made oath that (a)he saw the within named n'ort- witnessed the execution thereof. SWORN to before me this 7 day of JUNO 1472 Housely Public for South Cardina. COUNTY OF GRONVIIIO I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the under- signed wife (wives) of the shove named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sea- arately examined by me, did declars that the dose treely, voluntarily, and without any compulsion, dread or fear of any person whemeo- ever, renounce, release and forgiver resinguish unto the mortgagoe's(s) heirs or successors and assigned, all her lin- terest and eatlage grady all her Subit and claim of dower of, in and to all and sliguilar the premises within mentlened and released. GIVEN under my hand and seal this 19 72 (SEAL)	STATE OF SOUTH CAROLINA	PROBATE
gagor sign, seal and as the act and deed detrier the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of JUNO 1972 Hotsly Public for South Cardina. COUNTY OF GRONVILLO (CAMPER, ID. 1980 RENUNCIATION OF DOWER COUNTY OF GRONVILLO I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declars that she does freely, volunterly, and without any compulsion, dread or fear of any person whomeover, renounce, release and forgiver restinguish unto the mortgagos(s) and the mortgagos's(s') heirs or successors and assigns, all her interest and estal graded all her Subit and claim of dower of, in and to all and cliquer the premises within mentioned and released. GIVEN under my hand and seal this 19 72 **County OF Cardina ** (SEAL) **County OF DOWER* COUNTY OF GRONVILLO RENUNCIATION OF DOWER COUNTY OF GRONVILLO RENUNCIATION OF DOWER (SEAL)	COUNTY OF GREENVILLE (
COUNTY OF GREENVILLO I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the shove named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declars that she does freely, volunterly, and without any compulsion, dread or fear of any person whomsever, renounce, release and forgiver restinguish unto the mortgages(s) and the mortgages (c) heirs or successors and assigns, all her interest and estalgaged all her gibbs and claim of dower of, in and to all and sligues the premises within mentioned and released. GIVEN under my hand and seel this 7 pay of June 19 72 **County OF DOWER (SEAL)	gagor sign, seel and as its act and dood deliver the within writte witnessed the execution thereof. SWORN by before me this 7 day of JUNO Notely Public for South Carolina.	n instrument and that (s)he, with the other witness subscribed above
I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the shove named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declars that the does treely, volunterily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever retinquish unto the mortgage(s), and the mortgage(s) heirs or successors and assigns, all her interest and estategast all her million and claim of dower of, in and to all and sliguely the premises within mentioned and released. GIVEN under my hand and seal this 7 pay of June 19 72 (SEAL)	STATE OF SOUTH CAROLINA	BRNINGIATION OF DOWNE
signed wife (wives) of the shove named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declars that she does freely, volunterly, and without any computation, dread or fear of any person whomeover, renounce, release and forger retinquish unto the mortgage (s) and the mortgage (s) heirs or successors and assigns, all her interest and estategrand all her shift and claim of dower of, in and to all and sliguely the premises within mentioned and released. GIVEN under my hand and seal this 7 pay of June 19 72 (SEAL)	COUNTY OF Greenville	MEMORE(ATION OF DOWN
Matary Public for South Caralina.	I, the undersigned Notary Pubsigned wife (wives) of the above named mortgagar(s) respectively examined by me, did declars that she does freely, volunt ever, renounce, release end forever relinquish unto the mortgage terest and estate and all her will and claim of dower of, in and GIVEN under my hand and seal this 7 bay of June 19 72	f, did this day appear before me, and each, upon being privately and septerily, and without any computeion, dreed or fear of any person whomeouts) and the mortgage at a heir or successors and assigna, all her into all and sliguely the premises within mentioned and released.
Regorded July 20, 1972 at 1100 P. M., #1905	Matery Public for South Careline.	ly 20, 1972 at 3100 P. M., #1905