The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further leans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter exceted 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 thereof shall be held by the Mortgagee, and have attached thereto loss 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 incurance 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 limit completion without interruption, and should it fail to do so, the Mortgagee in ay, at its ortion, entirely in a will continue construction until completion without interruption, and should it fail to do so, the Mortgage, in charge the expenses for such repairs or the completion

its, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducing 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 Mortgagor 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 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 hereupder.

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 convenants 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

TINESS the Mortgagor's hand and seal this 11 day of July 19 77 GNED, reshed and delivered in the presence of 19 July 19 77 ATE OF SOUTH CAROLINA JUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s/he saw the within named mortgagor sign, seal and as its set and deed deliver the within written instrument and that (s/he, with the other witness subscribed above witness delivered to the careculose thereof. VORM; to before me this 11 day of July 19 77 July 1	he mortgage, and of the note secured hereby, that then this mort ue. (8) That the covenants herein contained shall bind, and the be distrators successors and assigns, of the parties hereto. Whenever of any gender shall be applicable to all genders	and the and administrates shall invite to the respective heirs.	executors, ad- gular, and the
SEAL PROBATE		of July 19 77	
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PROBATE Personally appeared the undersigned witness and made outh that (sibe saw the within named mort- gor sign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above wit- ssed the execution thereof.) ORDHY Doble for South Carolina y Commission Expires: 7-24-79 FATE OF SOUTH CAROLINA DUNITY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- size (wises) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately usife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately usife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately usife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately usife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all all and all and all and all and all and singular the premise within menioned and all and all and all			
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gor sign, seal and as its act and deed deliver the within written instrument and that is, he, with the other witness students and seased the execution thereof. VORN to before me this	UNTY OF Greenville	PROBATE	
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I, the understand Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgagor's) respectively, did this day appear before me, and each, upon being privately and segmented amined by me, did declare that she does firedly, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resumer, release and forever relinquish unto the mortgager's) and the mortgager's) heirs or successors and assists, all her interest and estate, all all her premises within mentioned and released liven under my hand and seal this 11 Otary Public for South Carolina 12 Otary Public for South Carolina 13 Otary Public for South Carolina 14 Otary Public for South Carolina 15 Otary Public for South Carolina 16 Otary Public for South Carolina 17 Otary Public for South Carolina 18 Otary Public for South Carolina 19 Otary Public for South Carolina 19 Otary Public for South Carolina 10 Otary Public for South Carolina 10 Otary Public for South Carolina 11 Otary Public for South Carolina 11 Otary Public for South Carolina 12 Otary Public for South Carolina 13 Otary Public for South Carolina 14 Otary Public for South Carolina 15 Otary Public for South Carolina 16 Otary Public for South Carolina 17 Otary Public for South Carolina 18 Otary Public for South Carolina 19 Otary Public for South Carolina 19 Otary Public for South Carolina 10 Otary Public for South Carolina 10 Otary Public for South Carolina 11 Otary Public for South Carolina 12 Otary Public for South Carolina 13 Otary Public for South Carolina 14 Otary Public for South Carolina 15 Otary Public for South Carolina 16 Otary Public for South Carolina 17 Otary Public for South Carolina 18 Otary Public for South Carolina 19 Otary Public for South Carolina 19 Otary Public for South Carolina 10 Otary Public for South Carolina 10 Otary Public for South Carolina 11 Otary III Carolina 11 Otary III Carolina 11 Otary III Carolina 11 Otar		DEVINORATION OF DOUTP	
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