The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur their 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 covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages 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 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 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 renewals 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 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 loan, that it will continue construction until completion without interruption, and should it fail 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 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 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 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 praceeding 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 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 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 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.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made eath that (s)he saw the within named r. extended the association thereof. SWOON to before me this: 23 PAN August 19 78 SWOON to before me this: 23 PAN SYCOMMISSION EXPIRES: 2/28/83 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may encoura, that the undersigned wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, that who undersigned wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, that who undersigned wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, and each, upon being privately and appeared wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, that the undersigned wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, and each, upon being privately and appeared wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, that the undersigned wife (wives) of the above send undersigned Notary Public, do hereby certify unto all whom it may encoura, that the undersigned appeared with encourage encourage that the undersigned wife (wives) of the above send undersigned appeared to a public, and the mortgage(s) and the mortgage(s) heirs or successors and assigned, all her interest and catale, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. RECORDED AUG 2 4 1978 AUG OF CAROUINA I TO VOUNTY OF GREONS LAW, LW, W. CASSE NOT NECESSARY NOT NECESSARY NOT NECESSARY NOT NECESSARY AUG OF CAROUINA NOT NECESSARY NOT NECESSARY OF GREONS LAW, LW, W. CASSE NOT NECESSARY NOT NECESSARY OF COUNTY OF CAROLINA NOT NECESSARY NOT NECESSARY NOT NECESSARY OF COUNTY OF CAROLINA NOT NECE	AETY O. GROSS,	d in the presence of:	day of - - -	August EDWARI	MAL CA	SE SE	24	(SEAL) (SEAL)
Personally appeared the undersigned witness and made only that (s) he saw the within named r. ortifinessed the execution thereof. WORN to before me this 231000 August 1978 Outlinessed Notes of South Carolina. BAETY O. GROSS, JR. BEVERLY BREEVES COMMISSION EXPIRES: 2/28/83 TATE OF SOUTH CAROLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may center, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appraished for same forever relinquish unto the mortgage(s) and the mortgage(s) song undersors and assigns, all her invest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. RECORDED AUG 24 1978 at 3:35 P.M. OUNT NECESSARY RECORDED AUG 24 1978 at 3:35 P.M. OUNT NECESSARY			_					(SEAL)
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