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 Mortgagee, tor the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee 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 Mortgagee 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 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 whotever 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 doe, 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 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 mortgagor and after deducting 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 atterney 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 bereby. 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 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FOR SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (side saw the within named mortgagor species) All and as its act and deed deliver the within written instrument and that (side, with the other witness subscribed above witnessed the executive of the state of October 1978. SEAL) Yebbil for South Laplina. COURTISSION EXPIRES: 1-15-85 RENUNCIATION OF DOWER RENUNCIATION OF DOWER RENUNCIATION OF DOWER RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that the does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for over of, in and to all and singular the premises within mentioned and released. EN Index my hand and set this The of South Capital (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) RECORDED OCT 1 3 1978 at 4:09 P.M. 11869	OF SOUTH CAROLINA Personally appeared the understaned witness and made oath that (s/he saw the within named mortgagor cold, to the south facilities of October 1978. Land as its art and deed deliver the within written instrument and that (s/he, with the other witness subscribed above witnessed the executories for South facilities. Land Cold Cold Cold Cold Cold Cold Cold Col	NESS the Mortgagor's hard and seal this 12 NED, sealed and delivered in the presence of: AMARO A. BORDRY LIGHT TO THE CONTRACTOR OF THE	day of Octobe	er 19 78.	(SEAL)
Personally appeared the undersigned witness and made oath that (s'he saw the within named mortgagor stall and as its act and deed deliver the within written instrument and that (s'he, with the other witness subscribed above witnessed the executoreol. In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife set) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former pf, in and to all and singular the premises within mentioned and released. Expect October 1978 SECORDED OCT 13 1978 at 4:09 P.M. 11889	PROBATE OF GREENVILLE Personally appeared the undersigned witness and made oath that (site saw the within named mortgagor cof. I and as its act and deed deliver the within written instrument and that (site, with the other witness subscribed above witnessed the executor. To be of October 1978. CAMANO & BOADNIA. OF SOUTH CAROLINA OF GREENVILLE RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former of, in and to all and singular the premises within mentioned and released. South Capital CEALL OCCUPANTION OF DOWER A separately examined by declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former of, in and to all and singular the premises within mentioned and released. South Capital OCT OCT 13 1978 at 4:09 P.M. 11869				(SEAL)
y Public for South Laplina. Commission Expires: 1-15-85 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife es) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by did declare that she does freely, voluntarily, and without any compulsion, diread or fear of any person whomsoever, renounce, release and for over of, in and to all and singular the premises within mentioned and released. EN Index my hand and est this Commission Expires: 1-15-85 RECORDED OCT 13 1978 at 4:09 P.M. 11885	to the foreign this for South Expires: 1-15-85 OF SOUTH CAROLINA Y OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any compulsion, dired or fear of any person whomsoever, renounce, release and former in and to all and singular the premises within mentioned and released. SEAL! AMOUND A. BONDAY RENUNCIATION OF DOWER RENUNCIATION OF DOWER A service of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any compulsion, dired or fear of any person whomsoever, renounce, release and former in and to all and singular the premises within mentioned and released. Indicate the second of the above named mortgages (s) had been or successors and assigns, all her interest and estate, and all her right and claim and the promises within mentioned and released. SEAL! OUR DOWER 1 18559	Personally appeared	the understoned witness and	made eath that (the cause	the within named moderator
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife es) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and foreignquish unto the mortgagee(s) and the mortgagee(s) beirs or successors and assigns, all her interest and estate, and all her right and claim over of, in and to all and singular the premises within mentioned and released. EN under my hand and set this October 1978 (SEAL) Ty Public for South Catalys. Commission Expires: 1-15-85 RECORDED OCT 13 1978 at 4:09 P.M. 11869	RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and formulation in the mortgagor(s) and the mortgagor(s) being or successors and assigns, all her interest and estate, and all her right and claim and released. Separately examined by declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former of, in and to all and singular the premises within mentioned and released. Separately examined by declare that the undersigned wife of the above named mortgagor(s) and the mortgagor(s) being or successors and assigns, all her interest and estate, and all her right and claim role may hand and set this Separately examined by declare that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any concern, that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any concern, that the undersigned wife of the above named mortgagor(s) between the provided may concern, that the undersigned wife of the above named mortgagor(s) between the provided may concern, that the undersigned wife of the above named and released. Separately examined by declare that the undersigned wife of the above named mortgagor(s) between the undersigned wife of the above named and released. Separately examined by declare that the undersigned wife of the above named and released. Separately examined by declare that the unders	gereof. 9N to be fore one this 12. or of October (SEAL) Ty Public for South Carolina.	r 1978.	the other witness subscrib	ed above witnessed the execu-
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	GREENVILLE TO Bank and Trust S44 Rest, S.C. TOBER The within Mortgage has b tober PM. moorded in Book 168 As No. LAW OFFICES OF 68 Jolly Ave. e Horse Hts, se	tary Public for South Carafria		4:09 P.M.	11869