1. That this moitgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of tites, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, residvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indictness 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.

frowided 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 the reof 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 attent of the halance onlying on the Mortgagee debt whether due or not the extent of the bilance owing on the Mortgage debt, whether due or not.

131 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 Mortgacee may, at its option, enter up in said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the conpletion of such construction to the mortgage debt.

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 hercunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or oth mise, 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 deflucting 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 Mortgager 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 the 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 art inner's for, 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 here under.

(7) That the Morteagor 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

8) That the covenants herein contained shall hind, and the benefits and advantages shall inure to, the respective heirs, executors, ad-

WITNESS the Mort	iall he applicable to igagor's hand and so delivered in the polynomy.  "Us" Tust	eal this 5th	day of	February Luis F	1980		(SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH	II CAROLINA GREENVILLE	}		PROBATE			
SWORN to before  Notary Public for	n thereot.  me this 5th  Self Docu	Personally appeared the deliver the within write day of February	ten instru	ment and that (s)he,	de oath that (s with the other B. SNO	writness subscribed	named mort- above wit-
ed wife 'wives' of examined by me, of nounce, release and and all her right a GIVEN under my 5th day of	the above named relief declare that she is forever relit, quish and claim of dower hand and seal this  February G  South Carolina.	1, the undersigned Note nortgagoris) respectively does freely, voluntarily unto the mortgagee(s) ar of, in and to all and sin	, did this , and wit ad the mo agular the	day appear before in hout any compulsion wraagee's(s') heirs or :	nto all whom it e, and each, up dread or fear successors and a ationed and rele	of any person who assigns, all her intereseased.	mi sepimeny omsoever, re-
RECORDER	FEB 8 198	0 at 9:01 A	1.M.				24135
\$11,000.00 Lot 4 Pettigru St., Boyce Addition, Blo. 14	As No	thereby certify that the within Mortgage has been this 8th day of Feb.  1118 80 at 9:01 A. M. recorded in 11180 at 1495 of Mortgages, page 73	Mortgage of Real Estate	COMMUNITY BANK	70	LUIS F. MORENO	LAW OFFICES OF RICHARD A. GANTT STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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