The Mortgagor further covenants and agrees as follows:

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 tax s, 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, readvances or credits that may be made hereafter to the Mortgagor by the Mortgage so long as the total indel these 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 libt, 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 dull be hold 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 promisms dierefor when due, and that it does hereby assign to the Mortgagee the projected of any policy insurance the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage debt, whether due or not.

3) That it will keep all in provements now existing or hereafter erected in good repair, and, in the case of a construction from that it will continue construction usual completion without interruption, and should it fail to do so, the Mantgagees ay, at its option, other now sort promises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expresses for such repairs or the completion of such construction to the mantgage debt.

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That it will pay, when due, all taxes, public assessments, and other governmental or norminal charges, fines on other maposition against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the minimaged

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from an lafter any default hereumber, and agrees that, should legal proceedings be instituted pursuant to this instrument, any indge having purishlets in any, at Countries or otherwise, appoint a receiver of the restrated premises, with full authority to take possession of the normalized principles and collect the richts, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are or indeed by the mortagers and after de lucing all changes and expenses after including and the execution of its trust as receiver, shall apply the residue of the tents, issues and profits toward the payment of the debt secured hereby

6. That it there is a default in any of the terms, conditions, or expensits of this mortgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgage establibecome immediately due and payable, and this mortgage have beforeclosed Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage become a party of my 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 Mortgage, and a reasonable attorney's fee, diall 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 callected hereby decided.

That the Mortzager shall hold and enjoy the precises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true incenting of this instrument that if the Mortgager shall fully perform all the terms, conditions, and convenants of the mortgage, and of the note's cured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and

ministrators successors and assizos, of the parties her to. Whenever use of any gender shall be applicable to all genders.	rnefits and advantages shall inure to, the respective heirs, executors, ad- used, the singular shall include the plural, the plural the singular, and the
WITNESS the Mortgagor's hand and seal this 9th day	of January 1980
SIGNED, sealed and delivered in the presence of	V 1. 8 //4 1.
Hewh & Mutikell	DUPUS P OUTTO
Margaret a. Hurlitan	ROFUS E. OUZIS (SEAL)
	SEAL)
	/SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
Personally appeared the ungagor sign, seal and as its act and deed deliver the within written in nessed the execution thereof.	iders med witness and made oath that (sihe saw the within named mort- nstrument and that (sihe, with the other witness subscribed above wit-
Swory to before me this 9th day of January SE	AL Margaret a. Herritore
Notary Public for South Carolina My Commission Expires 2-21-80	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
ed wife (wixes) of the above named mortgagoris) respectively, did examined by me, did declare that she does freely, voluntarily, and nounce, release and for ver relitiquish unto the mortgagees) and the and all her right and claim of dower of, in and to all and singula	Public, do hereby certify unto all whom it may concern, that the undersign- lethis day appear before me, and each, upon being privately and separately divitiont any compulsion, dread or fear of any person whomsoever, re- ne mortgagee's(s') heirs or successors and assigns, all her interest and estate, or the premises within mentioned and released
GIVEN under my hand and scal this 9th Jay of January 1980.	Cothy Jan Custo
Notary Public for South Carolina.	(AL)
My commission expires: 2-21-80 Rec. Apri	11 4, 1980 at 3:45 P.M.
	29734
the Tth day of the 19 at 1500 of As No. 1980 at 3: 1	NICHOLAS P STATE OF SC COUNTY OF GR ROGER K W. H.
thereby certify that the within Mortgage has been the conveyance Greenviller April Register of Mesne Conveyance Greenviller \$8,463.74 Lot Paris Mt. Tp	NICHOLAS P. MITCHELL, III STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE TO ROGER K. MCCRARY AND W. H. MCCRARY AND W. H. MCCRARY
irecorded	State =>

that the within Mortgage has been

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