(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage gee, for the payment of taxes, incurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further leans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All some visual and an 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 mot 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 (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.

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thereof be placed in the hands of any attorney at law for collection and a reasonable attorney's fee, shall thereupon become due and paval of the debt secured hereby, and may be recovered and collected here (7). That the Mortgagor shall hold and enjoy the premises abo secured hereby. It is the true meaning of this instrument that if the Mortgage, and of the note secured hereby, that then this mortgoritue.  (8) That the covenants herein contained shall bind, and the ben ministrators successors and assigns, of the parties hereto. Whenever u use of any gender shall be applicable to all genders.  WITNESS the Mortgagor's hand and seal this  2nd day of SICXED, sealed and delivered in the presence of:	ses described herein, or should the de by suit or otherwise, all costs and expensive immediately or on demand, at the or re under.  Mortgagor shall fully perform all the to gage shall be utterly null and void; other nefits and advantages shall inure to, the used, the singular shall include the plura	enses incurred by the Mortgagee, option of the Mortgagee, as a part ander this mortgage or in the note terms, conditions, and convenants erwise to remain in full force and the respective heirs, executors, adal, the plural the singular, and the
White Co. Bruge	Queford )	(SEAL)
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		(SEAL)
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	
Notary Public for South Carolina My Commission Expires:  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Publication of the above named mortgagor's respectively, did the examined by me, did declare that she does freely, voluntarily, and we nounce, release and forever relinquish unto the mortgagee's and the named all her right and claim of dower of, in and to all and singular the GIVEN under my hand and seal this	without any compulsion, dread or fear mortgagee's(s') heirs or successors and a the premises within mentioned and rele- tion.	on being privately and separately of any person whomsoever, re- ssigns, all her interest and estate
2nd day bi May Mayon 19 80 (SEAL		The state of the s
Notary Public for South Carolina. 10 - 15 -89		b-3
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RECORDE: MAY 2 1980 at 3:19 P.M.		

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