The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hareafter, at the option of the Mortgagee, for the payment of texes, insurance premiums, public assessments, repairs or other purposes pursuant to the cevenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts us may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged 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 Mortgaged, 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 heraunder, 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 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 Moragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosued. 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 Martgagor shall hold and enjoy the premiscs above conveyed until there is a default under this mortgage or in the mote secured hereby. 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
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executers, 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.

WITHESS the Mertpager's hand and seel this 25 day of SIGNED, sealed and delivered in the presence of:	BENNY LEE TRECTOR (SEAL) EDITH J. BECTOR (SEAL) (SEAL)	
STATE OF SOUTH CAROLINA	PROBATE	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written witnessed the execution thereof. SWORN to before me this 25 day of July 1	ersigned witness and made oath that (sine saw the within nemed r ent- instrument and that (sine, with the other witness subscribed above	ج_
Motary Public fol South Carolina. My Commission Expires: 2/28/83		-
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER	
	d'd this day appear before me, and each, upon being privately and separity, and without any compulsion dread or fear of any person whomse (s) and the mortgagee's(s') heirs or successors and assigns, all her in to all and singular the premises within mentioned and released. EDITH J. RECTOR	
My Commission Expires: 2:58 F.M. Mortgage of Real Estate 1980 at 2:58 F.M. Tuly 2:58 F.M. recorded in Book 1508 2:58 F.M. recorded in Book 1508 2:58 F.M. recorded in Book 1508 3:58 F.M. recorded in Book 1508 4:17 182 79 4:11 side Church	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE BENNY LEE RECTOR AND EDITH J. RECTOR. SOUTHERN BANK & TRUST COMPAN' 204 TRADE STREET FOUNTAIN INN, SOUTH CAROLINA 29644	