The Morigagor 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 Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the cevenants herein. This mortgage shall also secure the Mertgagee 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 beer interest at the same rate as the mortgage debt and shall be psychia on demand of the Mortgagee unless etherwise 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 Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged prémises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 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 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 preceding 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 Moragagorto 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 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 or 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 held 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; etherwise to remain in full force and virtue.
- (8) That the coverants 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 included the pivral, the plural the singular,

nd the use of any gender shall be applicable to all genders.	1) 6 80
(ITNESS the Mortgegor's hand and seal this 3 (day of IGNED, spaled and delivared in the presence of:	December 1.80
Jan F. William	Douglas two Clark
213 W VII	Douglas Fred Clark
0 - 9	Wanda S. Clark
ν	(SEA
	(SEA
	2222
DUNTY OF Greenville	PROBATE
	landard with a read monda onth that father our the within and a
gor sign, seel and as its act and deed deliver the within written.	ersigned witness and made oath that (s)he saw the within named roas instrument and that (s)he, with the other witness subscribed about the control of the co
WORN to before me this 3 day of December 1	1180 1 1 71
Color SEALI	(- time). Shilling
stary Public for South Carolina	
TATE OF SOUTH CAROLINA	
DUNTY OF Greenville	RENUNCIATION OF DOWER
•	lic, do hereby certify unito all whom it may concern, that the und
igned wife (wives) of the above named mortgagor(s) respectively, rately examined by me, did declare that she does freely, voluntainer, ranguines, release and forever relinquish unto the mortgage of	, d'd this day appear before me, and each, upon being privately and si arily, and without any compulsion, dread or fear of any person whom (s) and the mortgages's(s') heirs or successors, and assigns, all her
prest and estate, and all her right and claims of dower of, in and in its property is a second to the second of th	to all and singular the premises within mentioned and refersed.
1 sys 4) ccember 1980	Wande S. Clark
Del 5/1 M	Wanda S. Clark
otary Public for South Carolina. (SEAL)	
RECORDA JAN \$1981 at 4:	15 P.M. 1987'S
a mi > 6 Ct 2 ii	STATE COUNT DOUG! WAND!
hereby hereby fay of .4:1!	STATE CCOUNT COUNT DOUGL WANDA
Mortgage Mortgage Jan Jan 587 ** Massa Convey ** Massa Convey ** Description of the series of	ATTORNEYS AT LAW OF SOUTH CAROLIN TY OF GREENVILL LAS FRED CLARK A S. CLARK TO
हिंस के हैं जि	F SOL RES
prigage of Jan. Jan. Jan. 587 Washe ConveyanceGi Washe 3, 200.00 \$1,3,200.00	SOUTH CAROLIN SOUTH CAROLIN OF GREENVILL FRED CLARK CLARK L. CLARK
Jan. Jan. 587	EYS AT L H CARO REENVI D CLAB ARK TO CLARK
	AT I
APP O GE S	
rhat the within Mortgage In Jan. Jan. 587 A. No. 587 A. No. 13,200.00 13,200.00 13,200.00 13,200.00	
Mortgage of Real Estate Wortgage of Real Estate Fritz that the within Mortgage has been to Jan. Jan. Jan. 152 P.M. recorded in Been. 152 N. Page. 587 At No	ORNEYS AT LAW ORNEYS AT LAW OUTH CAROLINA F GREENVILLE FRED CLARK and CLARK TO L. CLARK
	$_{\Omega}$
Mortgage of Real Estate Fritz that the within Mortgage has been this Jan. Jan. 19 19 19 19 19 19 19 19 19 1	ង ស ស
	•

607

S

CONTRACTOR A

AND THE RESERVED OF THE