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The Mortge	gor further	covenants	bne	491046	81	follows
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- (1) That this mortgage shall secure the Mortgagee for such fur their 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 covenants 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 Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec 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 Mortgagec, 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 duo, 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 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 Moragagor 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 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 Mortgagor shall hold end enjoy the premises above conveyed until there is a default under this mortgage or in the nate 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; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and it administrators, successors and assigns, of the parties hereto. Wi and the use of any gender shall be applicable to all genders.  WITNESS the Mortgager's hand and beel this SIGNED, scaled and delivered in the presence of:  DOWN AND HOLLINGS  ADDITIONS  ADDITION	William H. Shropshire (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
county of Greenville	undersigned witness and made oath that (s)by saw the within named r ort-
gagor sign, seal and as its act and deed deliver the within writ witnessed the execution thereof.	ten instrument and that (s)he, with the other witness subscribed above
Notary Public for South Carolina.  My commission expires: 2-28-83	Barbara M. Harris
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF Greenville	
signed wife (wives) of the above named mortgagor(s) respective arately examined by me, did declare that she does freely, volumes received and forever relinquish unto the mortgagor.	Public, do hereby certify unto all whom it may concern, that the under- ely, d'd this day appear before me, and each, upon being privately and sep- untarily, and without any compulsion, dread or fear of any person whomeo- gee(s) and the mortgagee's(s') heirs or successors and assigm, all her in- send to all and singular the premises within mentioned and released.  Wife of William H. Shropshire
SEAL (SEAL	
my Commission expires: 2-28-83 AUG 3	1982 at 3:41 P.M. 2792
Mortgage of Real Estate  I hereby certify that the within Mortgage has been this .3.  Aug. 19  Aug. 19	GROSS & GAULT RECENTES SUCCESSONS OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF Greenville  UILLIAM H. SHROPSHIRE  JAMES W. SKELION  JAMES W. SKELION