The Mortgagor 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 Mortgagee, 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 Mortgagor by the Mortgagee so long as the total indebtness 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 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 premises.

(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.

(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 Mortgagor 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 here under.

irtue. (8) That the covenants herein contained shall bind, and ninistrators successors and assigns, of the parties hereto. Whise of any gender shall be applicable to all genders. VITNESS the Mortgagor's hand and seal this 22nd signed and delivered in the presence of: May W. Welliam	the benefit	shall be utterly null and and advantages shall include the singular shall include September All G. Gannet	nure to, the respective	heirs, executors, l the singular, and	ad-
	P	atricia SGa	inher		EAL)
TATE OF SOUTH CAROLINA }	1	PROBATE	•	•	
ragor sign, seal and as its act and deed deliver the within we essed the execution thereof. WORN to before me this, 22nd day of September 1000 (1), Hallows	ritten instrum	•	the other witness su	abscribed above	oort- wit-
Notary Public for South Carolina My Commission Expires: ///0/90 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE L. the undersigned No		RENUNCIATION OF I	OWER		<u>.</u>
wife (wives) of the above named mortgagor(s) respective	lv. did this d	do hereby certify unto a lay appear before me, an	d each, upon being pr	ivately and senara	tely
wife (wives) of the above named mortgagor(s) respectively amined by me, did declare that she does freely, voluntarily nunce, release and forever relinquish unto the mortgagee(s) and all her right and claim of dower of, in and to all and some liven under my hand and seal this	ly, did this diy, and without the mortingular the p	lay appear before me, an out any compulsion, dre gagee's(s') heirs or succe premises within mentions	d each, upon being pr ad or fear of any pe ssors and assigns, all h d and released.	ivately and separa	itely re-
d wife (wives) of the above named mortgagor(s) respective ramined by me, did declare that she does freely, voluntaril ounce, release and forever relinquish unto the mortgagee(s) and all her right and claim of dower of, in and to all and so liven under my hand and seal this 2nd day of September 1982. Sotary Public for South Carolina. By commission expires:	ly, did this diy, and without the mortingular the p	lay appear before me, an out any compulsion, dre gagee's(s') heirs or succe	d each, upon being pr ad or fear of any pe ssors and assigns, all h d and released.	ivately and segararson whomsoever, er interest and es	itely re-