The Mortgagor further covenants and agrees as follows:

- (Nother this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance primitims, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount allown on the face hereof. All sums so advanced shall be a range at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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 fife 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 an form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgage permises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage, 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 completely without interruption, and should it fail to do so, the Morrgagee 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 if 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 hereinder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge liaving jurisdiction may at Chumbers 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 preceeding 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 mertgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgager to the Mortgages 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 Mortgages 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, as a part of the debt secured hereby, and may be recovered and collected hereby described hereby. recovered and collected hereunder
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true menuing of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgago, 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 blind; trators, successors and assigns, of the parties hereto. Whene gender shall be applicable to all genders.	ver used, the singular shall included the plural, the plural the singular, and the use of any
WITNESS the Mottgagor's hand and soal this 28th	day of July 19 61
SIGNED, scaled and delivered in the presence of:	MILLAGO
N. H. Glasse	- (SEAL)
John Man-	_ (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
county of Greenville	
Porconally hymaryad	I the undersigned witness and made oath that (s)he saw the within named mortgagor sign, rument and that (s)he, with the other witness subscribed above witnessed the execution
thereof.	19 61
SWORN to before modifies 28th day of July	
Notary Public for South Carolina.	W. H. Alfand
STATE OF SOUTH CAROLINA	Purchase Money Mortgage RENUNCIATION OF DOWER
COUNTY OF Greenville	
I, the undersigned No	tary Public, do hereby certify unto all whom it may consern, that the undersigned wife s day appear before me, and each, upon being privately and separately examined by me
did declare that she does fively, voluntarily, and without any	compulsion, dread or fear or any person whomsoever, retaining treats and tolered or successors and assigns, all her interest and estate, and all her right and claim
of dower of, in and to all and singular the premises with CIVEN under my hand and seal this	n mentioned and released.
day of July 19:61.	
	(ŚĒAL)
Notary Public for South Carolina.  Recorded July 29th,	1961, at 10:36 A.M. #3012