Notary Public for Gouth Enrollna.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, 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 Mortgages 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 dobt 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 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 gayable 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 note.
- (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 fall 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 incrigaged 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 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 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 hends 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 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 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 force and virtue.

force and virtue.			•
(8) That the covenants herein contained shall bind, and the administrators, successors and assigns, of the parties hereto. When and the use of any gender shall be applicable to all genders.	benefits and advanta never used, the singul	iges shall inure to, the resp ar shall included the plural,	ective heirs, executors, the plural the singular,
WITNESS the Mortgago, s hand and seal this 20th day of SIGNED, sealed and delivered in the presence of:	February	/152 .	
Aller 1500	* Han	y with margan	(SEAL)
x Willem & Writer	* J Jan	Tuo I mary	(SEAL)
Carolyn Calkson	. 7, 1		(SEAL)
U	·		(SEAL)
STATE OF SOUTH CAROLINA	PRO	DBATE	
COUNTY OF Greenville			
Personally appeared the un gagor sign, seel and as its act and deed deliver the within writte witnessed the execution thereof.	dersigned witness and instrument and th	d made oath that (s)he saw at (s)he, with the other w	the within named mort- itness subscribed above
SWORN to letere me this 20th day of February	19.62.	Chan Elisa	hem
Notary Public for South Carolina.	·		
STATE OF SOUTH CAROLINA	RENUNCIATI	ON OF DOWER	
COUNTY OF Greenville	•		
t, the undersigned Notary Published wife (wives) of the above named mortgagor(s) respectively arately examined by me, did declare that she does freely, volun ever, renounce, relaise and forever relinquish unto the mortgage terest and estate, and attempt right and claim of dower of, in and	r, did this day appear tarily, and without ar e(s) and the mortuge	r before me, and each, upon ly compulsion, dread or fear pe(s(s') belos or successors	being privately and sep of any person whomso and assigns, all her in
GIVEN under my hand and real this	$\times \ell$	hang tus Uh	argan)
(SEAL)	r ë	$-$ // \cdot .	

Recorded February 22nd, 1962, at 12:51 P.M.