BOUA 908 PAGE 74

The Mortgagor further covenants and agrees as follows:

- The Mortgager ruther covenants and agrees is 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 loig 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 if well keep the improvements now existing or hereafter excetcil 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, of in such amounts. If have been appeared 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 Mortgage the proceeds, of any policy insuring the mortgaged premiums therefor when due; and that it does hereby assign to the Mortgage the proceeds, of any policy insuring the mortgaged premiums and does hereby apthorize 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 imposition 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 areasonable 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
- (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 options of the Mortgagee, all sums then owing by the Mortgage 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 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; otherwise to remain in full force and virtue.
- (8) That the covenants 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this SICNED, sealed seal elibered in the presence of: Control C	gender snau de appucable to an genders.				•
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named generatedly examined by me, did declare that she does freely voluntarily, and without any compulsion, dread or four of any person whomsoever, renounce, release and forever relienguish unto the mortgage(s) heirs 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 within mentioned and released. Notary Public for South Carolina. Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL)		day of	November	19 62.	
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before ma this 59 day of November 1962. Notary Profile for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named Bortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomesover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs 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 within mentioned and released. GIVEN under my hand and seal this Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. (SEAL)	_ Clo miney			Eming & Seal	
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made cath that (s) he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 1/2 day of November 1962. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named dortgage(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and seal this seal and seal the seal and seal this seal and seal this seal and seal this seal	- Rebecca to, 4	miel	Mamie	Lacks E.	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to batore me this /9 day of November 1962. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named dortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) inters 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 within mentioned and released. GIVEN under my hand and seal this Notary Public for South Carolina. (SEAL)	,			- Mainte	-
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this / 9 day of November 1962. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named abortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever relinquish unto the mortgagee's and the mortgagee's heirs 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 within mentioned and released. GIVEN under my hand and seal this Manual Agantham Notary Public for South Carolina. (SEAL)					
COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 2 day of November 1962. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named deortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, release and forever relinquish unto the mortgagee(s) and the mortgage's(s) heirs 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 within mentioned and released. GIVEN under my hand and seal this Agantha Agantha and Seal this Warner Public for North Carolina. (SEAL)	· · · · · · · · · · · · · · · · · · ·				(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to basore me this /9 day of November 1962. STATE OF SOUTH CAROLINA COUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named portgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortga	STATE OF SOUTH CAROLINA		PROBATE		
seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this / 7 day of November 1962. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named cortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs 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 within mentioned and released. GIVEN under my hand and seal this Notary Public for South Carolina. (SEAL)	,			1.48	
STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named cortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mort	seal and as its act and deed deliver the within wi	appeared the undersigned ditten instrument and that	(s)he, with the other v	that (s)he saw the within witness subscribed above v	named mortgagor sign, vitnessed the execution
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COUNTY OF Greenville 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named cortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee's(s) heirs 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 within mentioned and released. GIVEN under my hand and seal this Amount of Carolina. (SEAL)	Notary Public for South Carolina.	(SEAL)			
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named cortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs 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 within mentioned and released. GIVEN under my hand and seal this Manuel Horizontal American State (SEAL)	STATE OF SOUTH CAROLINA	and an art to be a second or an art to second or a	RENUNCIATION O	F DOWER	Control of the State of the Sta
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Notary Public for South Carolina.	day of November , 19 62		11 ami	271. your	son
Recorded November 20th, 1962, at 9:34 A.M. #13288	Notary Public for Forth Carolina	(SEAL)			and the second support a constitution of the second supply
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