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 Mortgager by the Mortgagee so done as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall hear interest at the same rate as the mortgage debt and shall begingable on demand of the Mortgagee unless otherwise provided in writing
- (2) That it will keep the improvements now existing or hereafter created 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 the 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 policyginguring 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 integraption, and should it fail to do so, the Mortgageo may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underwhy, 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 bis instrument, any indge having purisdiction 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 secural hereby debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or revenuits of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager 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 hierein, 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 romain 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

WITSESS the Mortgagor's hand and seal this 14th day of June 19 63  WILLOWILL A BALLY  SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  seal and as its act had deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.  SNOWLY of before me this 14th day of June 19 63.  WORTS OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  RENUNCIATION OF DOWER (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  (Wives) of the above named mortgagor(s) and the mortgage sold Notary Fublic to hereby certify unto all whom it may concern, that the unflurginged wife (wives) of the above named mortgagor(s) and without any compulsion, dread or fear of any person, whomseever, repounce, release, and forever rehaquish unto the mortgage sold height of successors and assigns, all her interest find estate, and all fire right and claim of dower of, insand to all and singular-the promises within finentioned and released.  GIVEN under my band and seal this 14th day of June 1063.	gender strall be applicable to all genders.	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made both 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.  SWOUND to before me this 14th day of June 10 63.  Notary Fublic for South Carolina  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Fublic, do hereby cettify unto all whom it may concern, that the unfittensigned wife (wives) of the above named meritaggor(s) respectively, that this day impour 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, ronounce, release, and forever relanguish unto the mortgage of(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, infand to all and singular—the premises within filentioned and released.  CIVEN under my hand and seal this 14th day of June 1963.		***
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made bath that (s)he saw the within named mortgagor sign, seal and as its act had deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWOUNTO before me this 14HT day of June 10 63.  Notary Public for South Garolina.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the unfitresigned wife (wives) of the above named mortgagor(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 whomsevery, repounce, release and forever relanguish unto the mortgage(s) and the mortgage or successors and assigns, all her interest and estate, and all her right and claim of dover of, instand to all and singular-the premises within mentioned and released.  GIVEN under my hand and seal this 14th  day of June 1963.	The about	SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  seal and as its act and deed deliver the within written instrument and 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 14HT day of June 10 63.  Notary Public 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 martgagor(s) respectively, did this day impear before me, and each, upon being privately and separately examined by me, did declare that she does freely, countarily, and without any compulsion, dread or feet of any person, whomseever, reponence, release and forever relinquish unto the mortgages(s) and the mortgages(s) height or successors and assigns, all her interest and estate, and all her right and claim of dower of, instand to all and singular—the premises within mentioned and released.  GIVEN under my hand and seal this 14th  day of June 1963.	Jamos TVillonell a Ballew	SEAL)
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made bath that (s)he saw the within named mortgagor sign, seal and as its act had deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWONN to before me this 14th day of June 10 63.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  (wives) of the above named merigagor(s) respectively, did this day hopen before me, and each, upon being privately and separately examined by me, did declare that she does freely, columnarily, and without any compulsion, dread or fear of any person whomsever, relonguish unto the mortgage (s) heiggs or successors and assigns, all her interest and estate, and all her right and claim of dower of, instand to all and singular—the premises within figutioned and released.  CIVEN under my batted and scale this 14th  day of June  ON June  Personally appeared the undersigned witness and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and made bath that (s)he saw the within named mortgagor sign, seal and singular the premises within named mortgagor sign, seal and singular the promises within n		SEAL)
Personally appeared the undersigned witness and made bath 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.  SWOUNTS before me this 14th day of June 10 63.  Notary Public for South Garolina.  RENUNCIATION OF DOWER  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 mortgagor(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 compilision, dread or fear of any person whomsoever, repounce, release and forever relinquish unto the mortgage (s) and the mortgage (s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, instant to all and singular the premises within figurationed and released.  GIVEN under my hand and send this 14th  day of June 1963.		SEAL)
Personally appeared the undersigned witness and made both that (s)he saw the within named mortgager sign, within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWOUNTO before me this 14th day of June 10 63.  Notary Public 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 mortgager(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, rehounce, release, and forever relinquish unto the mortgager(s) and the mortgager(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 hientioned and released.  GIVEN under my hand and seal this 14th  day of June 1963.	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.  SWOUNT of the south Garolina.  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 martgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, columnarily, and without any compulsion, dread or lear of any person whomsoever, reponence, release and forever relinquish unto the mortgage (s) and the mortgage (s) heigs 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.  CIVEN under my hand and seal this 14th  day of June 1963.		
Notary Public for South Garolina.  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 mertgagor(s) respectively, did this day hopear 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, repease, and forever relavioush unto the mortgage(s) and the mortgage sist heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, infand to all and singular the premises within mentioned and released.  CIVEN under my hand and scal this 14th  day of June 1963.	seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the exe	r sign, eution
Notary Public for South Garolina.  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 martgagor(s) respectively, did this day hopear 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, repounce, release, and forever relinquish unto the mortgagor(s) and the mortgagor(s) heigg or successors and assigns, all her interest and estate, and all her right and claim of dower of, incand to all and singular the premisors within injentioned and released.  CIVEN under my hand and seal this 14th  day of June 1963.	Things (Ch)	1 .
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 mertgagor(s) respectively, did this day hypear 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, repounce, releases, and forever relinquish unto the mortgage(s) and 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 inentioned and released.  CIVEN under my hand and seal this 14th  day of June 1963.		7
1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day happear 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 mortgager(s) and the mortgager(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.  CIVEN under my hand and send this 14th  day of June 1963.	STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER	• <sup>1</sup> / <sub>4</sub>
(wives) of the above named mortgagor(s) respectively, did this day hopear 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 lear of any person whomsoever, reponnee, release and forever relinquish unto the mortgage (s) and 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.  (IVEN under my hand and seal this 14th  day of June 1963	COUNTY OF GREENVILLE	
day of June 1963.	(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined be did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person whomsoever, repower, release and f	by me,
Themas (Driver	GIVEN under my hand and seal this 14th	
(SEAD)	Themas (Comment	
Notary Public for South Carolina,	OF ALL	
Recorded this lyth of June, 1963, at 4:44 P.M., No. # 32464	Recorded this 17th of June, 1963, at 4:44 P.M., No. # 32464	) <sup>1</sup>