Notary Public for South Carolina.

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10 That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereufter, at the option of the Metgagee, for secure the Mortgagee for any further loans, advances, readvances or credits that may be made defreater to the Mortgagee shall also long as the total indebtedness thus secured does not exceed the original amount shown on the free hereof. All sums so advanced shall bear interest.

(2) That it avill keep the improvements now existing or hereafter creeted on the mortgagee unless otherways provided in wrifings.

(2) That it avill keep the improvements now existing or hereafter creeted on the mortgageed 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 held by the Mortgagee, and have attached theroto loss payable clauses in favor of, and in form acceptable to the Mortgage, and that it does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, the cast of the halance owing on the Mortgagee, does not company concerned to make payment for a loss directly to the Mortgage, the extent of the halance owing on the Mortgagee, but the cast of the halance owing on the Mortgagee, but the cast of the halance owing on the Mortgage, the cast of the halance owing on the Mortgage, the cast of the halance owing on the Mortgage, the cast of the halance owing on the Mortgage of the cast of the halance owing on the Mortgage of the Acceptable to the Mortgage of the halance owing on the Mortgage of the Acceptable to the Mortgage of the halance owing on the Mortgage of the Mortgage of the Acceptable to the Mortgage of the Mor

(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 full 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 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; lines 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 herounder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having inrisdiction may, at Chambers by otherwise, appoint a receiver reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged rent determined and profits, including a 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 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 Mortgagee 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 ovelving 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 2- SIGNED, seefer and delivered in the presence of:	4th day of	September 2	19 .63.	pys	SEAI
· July & Porter	•			· · · · · · · · · · · · · · · · · · ·	(SEAL
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	* * *		1	*	(SEAL
STATE OF SOUTH CAROLINA		PROBATI	3		
COUNTY OF GREENVILLE			4		
Parranally	appeared the undersigne	d witness and made oath	that (s)he saw the	within named me	Sedidourais alono
seal and as its act and deed deliver the within writher thereof.	tten instrument and the	t (s)he, with the other	witness subscribed	bove witnessed t	the execution
SWORN to little me this 24th day of Sep		63	15.40		
Notary Public for South Carolina.	(SEAL)	~ — A	iditle S.	Beter	
<u> </u>		/	į		
STATE OF SOUTH CAROLINA		RENUNCIATION O	r DOWER		
COUNTY OF (WO)	MAN MORTGA	GOR)		•	
(wives) of the above named mortgagor(s) respectively, did declare that she does freely, voluntarily, and with relinquish unto the mortgagoe(s) and the mortgago of dower of, in and to all and singular the premise	iout any compulsion, dre	and of rout of any pers	whom it may concer being privately and on whomsoever, re nterest and estate,	n, that the under a separately exam anounce, release and all her righ	rsigned wife ined by me and forever it and claim
CIVEN under my hand and seal this				• · · · · · · · · · · · · · · · · · · ·	
day of 19 ,					
	(ODA)		\$ <sup>4</sup> ·	* · · · · · · · · · · · · · · · · · · ·	
Notery Public for South Carolina	(ot:AL)				

Recorded September 25th, 1963, at 10:05 A.M. #9084