The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther 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 mortgages shall also secure the Mortgages for any further leans, 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 debt and shall be payable on demand of the Mortgages.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged preperty 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 therete loss payable clauses in fever 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 not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction in that it will continue construction until completion without interruption, and should it fail to do so, the Merigagee may, at its operator upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, 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
- (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 preceedings 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 passession of the martgaged premises and callest the rents, including a researched rental to be fixed by the Court in the event said premises are eccupied 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 eccured 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 the option of the Martingers, all some then owing by the Maragager to the Martingege shall become immediately due and principal to the Martingege may by Marianada. Should say legal proceedings by Limiting for the terestours of this mortgage, or disculling the mortgage may by Marianada Should say legal proceedings by Limiting for the terestours of this mortgage, or disculling the Martingege or the Milestonian described harpful or should fine data of the data of the terms of the proceedings by out to glovests. All each and proceeds in the terms of the first because the first because the say psychole interesting or on demands of the terms of the first and psychole interesting or on demands of the states of the say and psychole interesting or on demands of the states of the first and adjustment of the first and adjustment of the first and adjustment of the first and of the interesting of the Martinger shall take personnel the terms, martinger and the terms, martinger and the origin, and of the interesting the force and virtue.
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- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, assessers and assigns, of the period 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		day of November	19 64.		
SIGNED, sealed and deliv	11 24	Jayce	B. Halland	(SEAL)	
Lo Mus tire	D. Hells	· ·		(SEAL)	
		· ·		(SEAL)	
	:			(SEAL)	
STATE OF SOUTH CARD	LINA /	PI	ROBATE		
COUNTY OF Greenv	ounty of Greenville				
SWORN to before me this  Notary Public for South	Janual (SEA		hristine B	Giles	
STATE OF SOUTH CARG	DLINA }	RENUNCIA	TION OF DOWER WOMAN MORTGA	AGOR	
signed wife (wives) of the arately examined by me, ever, renounce, release a	e above named mortgagor(s) re- did declare that she does free nd forever relinquish unto the :	spectively, did this day appe ly, voluntarily, and without mortgages(s) and the mortga	tify unto all whom it may concern ar before me, and sech, upon being any compulsion, dread or fear of an ager's(s') heirs or successors and a r the premises within mentioned a	privately and sep- ty person whomeo- ssions, all her in-	
GIVEN under my hand a	nd seal this				
day of	;			· · · · · · · · · · · · · · · · · · ·	
	e de la companya de l	(REAL)			

Notary Public for South Carolina. Recorded November 9, 1964 at 11:56 A. M. #13642