The Mortgagor further covenants and agrees as fellows:

day of

Notary Public for South Carolina. Recorded May 11.

200

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of this Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereig. This mortgage shall also secure the Mortgages for any further loans, advances; readvances or credits that may be made hereafter to the flooringor by the Mortgages so long its the total indeptedness thus secured does not exceed the original amount shown on the face flooring the fire of. All sums so advanced shall bear interest at the same rate as the mortgage debt 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 existled 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 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 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 loan, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at its extless, 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, finas or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mertgaged
- (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 adefault 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 sult 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 covenents herein contained shall bind, and the banefits and advantages shall inure to the respective hairs, as

| TATE OF SOUTH CAROLINA Personally appeared the undersigned wilness and made oath that (a)he saw the within memod rignessed the execution thereof. WORN to before me this 30 thday of Array 1965. TATE OF SOUTH CAROLINA MOT TEASOF 18 & WOIM 10 RENUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the creative commendative war, reneurce, release and forever relinquish unto the mortgages (a) and the mortgages (a) heirs or successors and easigne, all hereoff pid estate, and all her right and calim of dower of, in and to all and singular the premises within mentlened and released. | SIGNED, sealed and delivered in the presence of: | Lula | 5 Bramon | (80 |
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| Personally eppeared the undersigned witness and made oath that (a)he saw the within named righted the execution thereof. WORN to before me this 30 thday of Appearance (SEAL) TATE OF SOUTH CAROLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the effect of any execution the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately emerated examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person we every reproduce, release and forever relinquists unto the mortgages(s) here or successors and assigns, all he press and each, and all her right and claim of dower of, in and to all end singular the premises within mentioned and released. | W.D. A Carconlin | | No. | (50 |
| TATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (a)he saw the within named ager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed difference of the saccution thereof. WORN to before me this 30thday of Appellance of the same of th | | | | (SE |
| PROBATE OUNTY OF Greenville Personally appeared the undersigned witness and made cath that (a)he saw the within memed ager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed itnessed the execution thereof. WORN to before me this 30thday of Appellance (SEAL) Otary Public for South Carolina. Mortgagor 18 a woman. RENUNCIATION OF DOWER OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the claim of wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately an rately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person with press and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all breads and claim of dower of, in and to all and singular the premises within mentioned and released. | | | · | • |
| Personally appeared the undersigned witness and made oath that (a)he saw the within named ager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed itnessed the execution thereof. NORN to before me this 30 thday of April 1. 1965. Interpolation of South Carolina. MOTTGAGOT 18 & WOMAN of RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the agency examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person where, respectively, related the mortgage of the same and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all freet and estate, and ell her right and claim of dower of, in and to all and singular the premises within mentioned and released. | TATE OF SOUTH CAROLINA | PA | | |
| In the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the steel wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely voluntarily, and without any compulsion, dread or fear of any person where the produce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe(s) heirs or successors and easigns, all the rest and estate, and ell her right and claim of dower of, in and to all and singular the premises within mentioned and released. | OUNTY OF Greenville | · · · · · · · · · · · · · · · · · · · | , | |
| WORN to before me this 30 thday of Attach 1965. When the south Carolina (SEAL) TATE OF SOUTH CAROLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the signed wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately are relately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person we ver, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigned and released. | | | | |
| otary Public for South Carolina. MOTTGAGOT 15 & WOMAN. RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the stately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person where, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) helps or successors and assigne, all the rest and elicity and | agor sign, seal and as its act and deed deliver the with | | | |
| MOTTGAGOT 18 & WOMAN - RENUNCIATION OF DOWER OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the capacity examined by me, did declare that she does freely, voluntarily, and without any computation, dread or feer of any person where, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigned, all hereff and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. | agor sign, seal and as its act and deed deliver the with itnessed the execution thereof. | nin written instrument and t | | |
| RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the igned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately an rately examined by me, did declare that she does freely, valuntarily, and without any compulsion, dread or fear of any person we ver, reneunce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all hereft and claim of dower of, in and to all and singular the premises within mentioned and released. | ager sign, seal and as its act and deed deliver the with itnessed the execution thereof. WORN to before me this 30thday of Apple 1 | nin written instrument and t | | |
| I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the greed wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately as a larger of the above named mortgager(s) respectively, and without any compulsion, dread or feer of any person we see, repounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) heirs or successors and assigns, all heref and claim of dower of, in and to all and singular the premises within mentioned and released. | ager sign, seal and as its act and deed deliver the with itnessed the execution thereof. WORN to before me this 30 thday of April 10 th and 10 th | nin written instrument and t | | |
| gned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately an allow examined by me, did declare that she does freely, valuntarily, and without any compulsion, dread or feer of any person we rer, repounce, release and forever relinquish unto the mortgagos(s) and the mortgagos(s) heirs or successors and assigns, all the rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. | ager sign, seel and as its act and deed deliver the with itnessed the execution thereof. WORN to before me this 30thday of April 1990 (SEA otary Public for South Carolina. | nin written instrument and to 65. AL) Mortgagor | 18 a Woman. | |
| | spor sign, seal and as its act and deed deliver the with itnessed the execution thereof. NORN to before me this 30thday of Appendix Control of the control | Nortgagor RENUNCIAT | 18 a Woman. | is subscribed a |
| | egor sign, seal and as its act and deed deliver the with itnessed the execution thereof. WORN to before me this 30thday of Appendix Carolina. TATE OF SOUTH CAROLINA OUNTY OF I, the undersigned Nigned wife (wives) of the above named mortgager(s) related examined by me, did declare that she does from the reference, replease and forever relinquish unto the | Mortgagor Renuncian otary Public, do hereby certispertively, did this day appeally, voluntarily, and without an energages(s) and the mortgages(s) | 18 & WOMAN o TON OF DOWER fy unto all whom it may cence or before me, and each, upon bein no gee's(s') heirs or successors and | orn, that the up privately and any person who |

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