The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur their 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 Mortgageor by the Mortgagee 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 Mortgagee 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 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 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 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 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 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 mortgaged 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 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 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 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.

STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- witnessed the execution thereof.  SWORN to before the this. 17thbay of  February 19 66.  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public do hereby certify unto all whom it may cancers, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sea- rately examined by me, did declare that she does freely, voluntarily, and without any composition, dread or fear of any person whomesers the state, 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  17 blay of February  19 66  SEAL)  Nowly Public for South Carolina  19 66  SEAL)  Recorded February 21, 1966 at 9;30 A. M. 124251  Recorded February 21, 1966 at 9;30 A. M. 124251		
SIGNED, sealed and deliverseful they presence of:  ATULY (SEAL)  (SEAL)  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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. 17thday of February 19 66.  Negary Public for South Carolina  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, da hereby certify unto all whom it may cencers, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- serately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomso- ever, reneaunce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s) theirs or successors and assigns, all her in- terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  GIVEN under my hand and seal this  That of February  19 66  ATHLE STATE OF SOUTH STATES TO THE STATES TO T		Rebruary 19 66
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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.  SWOAN to before the this 17thday of February 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sea- arately examined by me, did declare that she does freely, columnarily, and without any compulsion, dread or fear of any person whomse- ever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) here or successors and assigns, all her in- terest and eastate, 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  17 thay of February  19 66  **EALL**	SIGNED, sealed and delivered in the presence of:	
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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.  SWOAN to before the this 17thday of February 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sea- arately examined by me, did declare that she does freely, columnarily, and without any compulsion, dread or fear of any person whomse- ever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) here or successors and assigns, all her in- terest and eastate, 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  17 thay of February  19 66  **EALL**	James Mr. (Norther ()	· Touce of South 15EAL
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally expeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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 17thday of February 19 66.  Nodary Public for South Carolina  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, da hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- ever, renounce, release and forever reliquation unto the mortgage(s) and the mortgage(s) and the mortes or successors and assigns, all her in- terest 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  17 Okay of February  19 66  APALLA  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  (SEAL)		(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally expeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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 17thday of February 19 66.  Nodary Public for South Carolina  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, da hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- ever, renounce, release and forever reliquation unto the mortgage(s) and the mortgage(s) and the mortes or successors and assigns, all her in- terest 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  17 Okay of February  19 66  APALLA  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  (SEAL)	7 7 6	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor 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 17 thday of February 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, da hereby certify unto all whom it may cencern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome- aver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) here or successors and assigns, all her in- terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  GIVEN under my hand and seal this  17 day of February  19 66  **A	- X + xxxyo	
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 17 theory (SEAL)  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 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 whomever, renounce, release and forever retinquish 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.  GIVEN under my hand and seal this  17 thay of February  19 66  (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 before me this 17 theory (SEAL)  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 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 whomever, renounce, release and forever retinquish 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.  GIVEN under my hand and seal this  17 thay of February  19 66  (SEAL)		
COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- witnessed the execution thereof.  SWORN to before me this 17 thday of February 19 66.  Neddry Public for South Caroline  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome- over, renounce, release and forever relinquish unto the mortgage(s) and the mortgage's(s') heirs or successors and assigns, all her in- terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentianed and released.  GIVEN under my hand and seal this  17 thay of February  19 66  (SEAL)		(SEAL)
COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- witnessed the execution thereof.  SWORN to before me this 17 thday of February 19 66.  Neddry Public for South Caroline  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- ever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage's(s') heirs or successors and assigns, all her in- terest 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  17 thay of February  19 66  (SEAL)		DDABATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- witnessed the execution thereof.  SWORN to before me this. 17thday of February 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declar that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeo- ever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage's(s') heirs or successors and assigns, all her in- terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  GIVEN under my hand and seal this  17 Obsey of February  19 66  SEAL)	STATE OF SOUTH CAROLINA	PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- witnessed the execution thereof.  SWORN to before me this. 17thday of February 19 66.  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declar that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeo- ever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage's(s') heirs or successors and assigns, all her in- terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentiened and released.  GIVEN under my hand and seal this  17 Obsey of February  19 66  SEAL)	COUNTY OF Greenville	· -
gagor 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 17thday of February 19 66.  Notary Public for South Caroline  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 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 whomsever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage(s') heirs or successors and assigns, all her interest and eather, 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  17 they of February  19 66  (SEAL)	Personally appeared the under-	signed witness and made oath that (s)he saw the within named mort-
SWOAN to before me this 17thday of February 19 66.  Modary Public for South Caroline (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cencera, 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 compulsion, dread or fear of any person whomeover, 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  17 observed February  19 66  SEAL)	gagor sign, seal and as its act and deed deliver the within written in	nstrument and that (s)he, with the other witness subscribed above
Notary Public for South Caroline  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 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 whomsever, renounce, release and forever retinquish unto the mortgagee(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.  GIVEN under my hand and seal this  17 observed February  19 66  (SEAL)		44
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 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 whomsever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage(s') heirs or successors and assigns, all her interest and eather, 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  17 blay of February  (SEAL)	SWORN to before me this I ( thay of ) February 19	oa M 411 1
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 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 whomsever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage(s') heirs or successors and assigns, all her interest and eather, 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  17 blay of February  (SEAL)	James M. Harling St. (SEAL)	1d that
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 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 whomsever, renounce, release and forever relinquish unto the mortgagee(s) and 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  17 blay of February  19 66  (SEAL)		7(1
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 compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and 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  17 blay of February  19 66  (SEAL)	THE TOTAL TO	
I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, 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 compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto 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  17 blay of February  19 66  (SEAL)	STATE OF SOUTH CAROLINA	ASSUMPTION OF DOMES
I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, 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 computation, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgagee(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.  GIVEN under my hand and seal this  17 blay of February  19 66  (SEAL)	0	RENUNCIATION OF DOWER
signed 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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and 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  17 May of February  19 66  (SEAL)		
arstely 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  17 blay of February  (SEAL)	I, the undersigned Notary Public,	do hereby certify unto all whom it may concern, that the under-
ever, renounce, release and forever relinquish unto the mortgagee(s) and 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  17 observed February  (SEAL)	and the anamined by me did declare that she does freely, voluntari	ly, and without any compulsion, dread or fear of any person whomse-
GIVEN under my hand and seal this  17 blay of February  19 66  (SEAL)	release and forever relinguish unto the mortgagee(s)	and the mortgagge's(s') heirs or successors and assigns, all her in-
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