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 Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages to long as the ideal indebtedences thus secured does not exceed the original mount shown on the face hereof. All sums to 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 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 thereof loss payable clauses in fact, 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 premius and does hereby sutherite each insurance company concerned to make payment for a loss directly to the Mortgageo, to the extent of the blance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter oracled in good repair, and, in the case of a construction toan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 duo, 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 Chembers or otherwise, appoint a receiver of the mortgaged premises, with toll authority to take passasion of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the exent said premises are occupied by the mortgaged rents are occupied by the mortgaged premises are occupied by the mortgaged premises are occupied by the mortgaged profits of the pr
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the nois secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgageor 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 his Mortgage or the title to the premises described herein, or sult involving this Mortgage, 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 Mortgage, 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 secovered 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 blind, and the bonefills and advantages shall inure to, the respective helrs, executors, and ministrators, recessors 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.

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|--|---------------------------------------|---|---------------------------------------|--------------------------|
| WITNESS the Mortgagor's hand and seal this 1st SIGNED, sealed and delivered in the presence of: | day of Ju | ıly | 1969. | |
| Musically of way 24th | <u> </u> | Hang & | Clin Q. | Halloway (SEAL) |
| Sorel Ablas | ٢. | Inda | . C. Holli | way J. (SEAL) |
| The got suffell | | | | (SEAL) |
| 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1 | | 1 | | (SEAL) |
| STATE OF SOUTH CAROLINA | | PROBATE | | :a 1. |
| COUNTY OF GREENVILLE | | | 11.01. | - 1 |
| witnessed the execution thereof. | the undersigned w written instrume | vilness and made on nt and that (s)he, | path that (s)he say with the other | |
| SWORM to before growthis 18st day of July | 19 69. | | | |
| Notary Public for South Carolina, Juny Commission 5 | gire: 1,11/1970 | Charge | X. Th | .it |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE | REN | IUNCIATION OF | DOWER | , |
| I, the undersigned Notes | ary Public, do her | eby certify unto a | 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 powering me and the state of the state of

| 1 st 400 of 194 y 19 69 State of the state | , Mary . | Ellen A. | Dallaws |
|---|----------|----------|---------|
| Tobus & Elect (SEAL) | | | |
| Notary Public for South Carolina | | | |
| Recorded July 10/1069 of help P M 4912 | | | |

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