The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such fur they sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assistments, repoirs or other purposes pursuant to the covennath herein. This mortgage shall also secure the Mortgager for any further loans, advances, roadvances or credits may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount 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 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 Mortgages, eaglist loss by fire and any other hexards specified by Mortgages, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgages, and insured shall be held by the Mortgages, and that a stacked thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged premises and does hereby sufferice each insurance company concerned to make payment for a loss directly to the Mortgage, to the extent of the blance owing on the Mortgage dobt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter crected 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 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 due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will compty with all governmental and municipal laws and regulations affecting the mortgaged orangese.
- (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 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 attenting such praceeding and the execution of its trust as receiver, shall apply 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 nois secured hereby, then, at the option of the Mortgagee, all sums than owing by the Mortgagee parts and the sum of the Mortgage may be foreclosed. Should any legal proceedings be instituted for the decloser of this mortgage or the view of the mortgage or the sum of the decloser of this mortgage, or should the Mortgagee become a party of any just involving this Mortgage, or the left of the contraction of the Mortgagee, and a reasonable altorney's fee, thall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, and a reasonable altorney's fee, thall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the dobt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgegor 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 forces and virtue.

STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF GREAVILLE Personally appeared the undersigned witness and made cath that (s)he saw the within named nor graps sign, seal and act 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 mist this is 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 mist this is act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution that is a subscribed above witnessed the execution that is a subscribed above witnessed the execution of t	WITNESS the Mortgagor's hand and seel this $-1st$ SIGNED, scaled and delivered in the presence of:	day of	August 1969	
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