The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further 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 coverants herein. This mortgage shall also secure the Mortgager for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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 beer interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee values 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 Mortgagec against 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 the companies acceptable to it, and that all such policies the renewals thereof shall be held by the Mortgages, and near acceptable to the Mortgages, and that it will pay all premiums therefor when due; sud that it does hereby satign to the Mortgage the proceeds of any policy insuring the mortgaged premiums and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 created 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 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 oremises.
- (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 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 Mortgagerot o the Mortgagee shall become immediately due and payable, and this mortgage has be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any just involving this Mortgage or the title to the premises described herein, or should the dobt 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 dobt secured hereby, and may be recovered and collected hereunder.
- (7) That the Morigagor 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 Morigagor 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 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.

WITNESS the Mortgagor's hand and seal this 22nd SIGNED, sealed and delivered in the presence of:			
Jeanelle Sugally,	11	2 oggis L (arter (SEAL)
May authostoryles			(SEAL)
The second secon			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA		PROBATE	
COUNTY OF GREENVILLE			. }
Personally appears gagor sign, seal and as its act and dead deliver the wit witnessed the execution thereof.	ed the undersigned will thin written instrument	riess and made oath that (s)he so and that (s)he, with the other	sw the within named n ort- witness subscribed above
SWORN to before me this 22 day of Augus Mary with Frequency (SE Notary Public for South Carolina. The Commission		Jeanette Su	rall
	MORTGAGOR	UNCIATION OF DOWER	
COUNTY OF GREENVILLE)			
signed wife (wives) of the above named mortgager(s) r arately examined by me, did declare that she does fre ever, renounce, release and forever relinquish unto the terest and estate, and all her right and claim of dower	espectively, did this day ely, voluntarily, and wi mortgagee(s) and the	thout any compulsion, dread or t mortgages'sis') heirs or successo	ion being privately and sep- lear of any person whomso- ers and assigns, all her in-
GIVEN under my hand and seal this			
22 day of Angust 19 69 Manage Land Land Land Land Land Land Land Land	(SEAL): 1/1/1970		
Recorded August 25, 1969 at 11:		24.	i