The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for nuch further sums as may be advanced heresiter, at the option of the Mortgagee, for the payment of taxes, incurance 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 Mortgage by the Mortgagee to long as the total indebedness thus secured does not exceed the original amount shown on the face hereof. All rates here advanced shall be ar 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 against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all unto policies and nenewals thereof shall be held by the Mortgages, and have attacked thereto less 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 Mortgages the proceeds of any policy fasuring the mortgaged premites and does hereby authority each instrumence 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 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 Mortgages may, at its option, cater upon said premises, make whatever repairs no necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of the 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 fitted by the Court in the event said premises are occupied by the mortgager and after deciding all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the deleasement that the property of the deleasement 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 Mortgage, all sums then owing by the Mortgage to the Mortgage thall 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 Mortgage become a party of any outling-this Mortgage or the little to the premises described herein, or should the dobt secured hereby or any part thereof be placed in the hants of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, as 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 Mortgogor 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, adminis-

gender shall be applicable to all genders.	ever used the singular shall include the plurat, the plurat the singular, and the use or any day of August 19 69.
WITNESS the Mortgagor's hand and seal this SOS SIGNED, scaled and delivered in the presence of	day of Magasta 19 05.
Ulden John,	John Mussey (SEAL)
Charle B Trawardan"	JOHN MESSER (SEAL
	(SEAL)
	(SEAL,
STATE OF SOUTH CAROLINA	PRODATE
COUNTY OF GREENVILLE	
Personally appeared seal and as its act and deed deliver the within written instructions.	I the undersigned witness and made eath that (s)he saw the within named mortgagor sign, rument and that (s)he, with the other witness subscribed above witnessed the execution
SWORN to before me this 30 day of August	t 1069
The Landon of The Sandon !! To all son	Udanfiely,
Notary Public for South Carolina. My commission expires: 30 mm 10	·
The or court of box int	PURCHASE MONEY MORTGAGE
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF	stary Public, do hereby certify unto all whom it may concern, that the undersigned wife
(wives) of the above named mortgagor(s) respectively, did this	s day appear before me, and each, upon being privately and separately examined by me, compulsion, dread or fear of any person whomsoever, renounce, release and forever eigs or successors and assigns, all her interest and estate, and all her right and claim
GIVEN under my hand and seal this	
day of 19 .	
Notary Public for South Carolina.	(SEAL)
Recorded Sept. 19, 1969 at 9:31	А. М., #6942.
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