The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Motgages, for the payment of texes, 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, rackwances or credits that may be made hereafter to the
 Mortgagor by the Mortgages 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 Mortgages
 unless otherwise provided in writino.
- (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 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 such policies and renewals thereof shall be held by the Mortgages, and have affacted 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 Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby author; each insurance company concerned to make payment for a loss directly to the Mortgageo, 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 fall to do so, the Merigagee may, at its epiton, 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 marigaged 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, appoints 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 fissed by the Court in the event said premises are occupied by the mortgaged and profits of the court of
- (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, a' the option of the Mortgagee, all sums then owing by the Moragager 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 auti 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; 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be ulterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenents herein contained shall blind, and the benefits and advantages shall inure to, the respective heirs, executors, and instrators, 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 gender.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wilness and made oath that (s) he saw the within named no gagor sign, seel and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed about the execution thereof. SWORN to before mystical that the other wilness subscribed about the same of the country of the country of the country of the same of the country of the country of the same of the country of the country of the country of the same of the country	WITNESS the Mortgagor's hand and seal this 25th d SIGNED, sealed and delivered in the presence of:	0 0
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wilness and made oath that (s)he saw the within named no wilnessed the execution thereof. SWORN to before my-this25th day of September, 1969 STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public do hereby certify unto all whem it may cencers, that the undersigned wife (wives) of the above named mortpagor(s) respectively, did this day appear before me, and each, upon being privately and a sarately examined by me, did declare that the does freely, volunterly, and without any computation, dread or fear of any person whem every, resource, release and dorsever relianush unto the mortpages(s) and the mortpages(s) and the mortpages(s) and the mortpages(s) have reserved and easigns, all her treet and safets, 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	Whater James	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wilness and made oath that (s)he saw the within named no pagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about the execution thereof. SWORN to before mystica25th day of September, 1969 Walter Public for South Carolina. STATE OF SOUTH CAROLINA REMUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, de hereby certify unto all whom it may cancern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and a sarately examined by me, did declare that the does freely volunterly, and without any compension, dread or feer of any parson unbown saver, resonance, release and drover religuably unto the mortgages(s) and the mortgages(s) respectively and the mortgages(s) and significant or successors and assigns, all her terest and estate, and all her right and claim of dower of, in and to all and singular the premiers—within mentioned and released. GIVEN under my hand and seal this		
Personally appeared the undersigned wilness and made oath that (s)he saw the within named no gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about witnessed the execution thereof. SWORN to before methic 25 th day of September, 1969 (SEAL) Majtay Public for South Carblina. STATE OF SOUTH CAROLINA NOT NECESSARY — WOMAN GRANTOR RENUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, do hereby carrify unto all whom it may cencers, that the undersigned wite (wives) of the above named mortgager(s) and the mortgages(s) and the mortgages(s) helps or successors and assigned, all her reversity, resonance, release and dorver relinquish unto the mortgages(s) had the mortgages(s) helps or successors and assign, all her reversity and saids, 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	•	·-
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Recorded Sept. 26. 1969 at L:39 F. M., #7530.