The Morigagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such for their sums as may be advanced harvaffer of the spring of the Moltgage, for the payment of taxes, incurance premiums, public assessments, repairs or other purposes surround to the severalist herein. This mortgage shall also secure the Mortgages for any further loans, advances, radvances are credits that may be made personed to Mortgage to be as the total indebtedness thus recurred does not exceed the critique amount advance win the feet hereof, All sums so advanced whall beer interest at the same rate as the mortgage dath and shall be payable on demand of the Martgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hersefter erected on the mortgaged property insured as may be required from time to time by the Mortgage; against loss by fire and any other hazards specified by Mortgages, in an amount, now less than the mortgage dob, or in such amounts as may be required by the Mortgages, and they attend thereto loss payable to it, and that all such positions remayeds thereof shall be held by the Mortgages, and have attends 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 procedure of any policy insuring the mortgages premiums and does hereby authorize seath insurance company concerned is make playment for a low directly to the Mortgages, to the extent of the balance owing on the Mortgages dob, whether due or not.
- (3) That it will keep all improvements now existing or hereafter exected in good repair, and, in the case of a construction is that it will continue construction until completion without interruption, and should it fail to do so, the Merigages may, at the option of the continue of t
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impossibles, against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the interpagate.
- (3) That it hereby assigns all rentr issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should lead proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other wise, special a receiver of the mortgaged premises, with tull authority to take postession of the mortgaged premises and castlest the rent, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the meaning and after deducting all charges and appears 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 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 Mortgages, all sums then owing by the Mortgages that Mortgages 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 Mortgages become a party of any sull involving this Mortgage or the title to the permissis described herein, or should the debt secured hereby or any part thereof be placed in the hands of any alterney at law for collection by sull or opherwise, all costs and expensible alterney; fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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 nets secured hereby. It is the frue maining of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coremants of the mortgage, and of the nots secured hereby, that then this mortgage shall be utterly nutl and voids otherwise to remain in full force and virtue.
- (8) That the covenants harein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,

WITNESS the Mortgagor's hand and seal SIGNED, sealed and delivered in the pre		anuary 1509	1
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STATE OF SOUTH CAROLINA	وأنافعه كالأراوات أأحدول السأ	PROBATE	engar megar terbes
COUNTY OF GREENVILLE			
1 (AB 1 200)		ned witness and made oath, that (s)he saw #	he within Remed Nor
name sign, seal and as its act and deed	deliver the within written inst	rument and that (s)he, with the other wit	ness subscribed abov
withersed the execution thereof.			loui status
SWORN to before me this 9 til day o	i January	() Mc	SV
2 A CIN' 1/ 7/			
Edward K. Has	MAN (SHAL)	Regist 1100	unny_
Notary Public for South Carolina, My Commission Exoles Septem	her 3, 19/9	Degy //	renny
Mojery Public for South Carelina, My Commission Expires Septem	<u>~ (</u> (\$EAL) ber 3, 1979	This is a purchase money RENUNCIATION OF DOWER	mortgage.
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		RENUNCIATION OF DOWER	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	undersigned Notery Public, d	RENUNCIATION OF DOWER	ricerts, that the und
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE signed wife (wives) of the above name arately examined by me, did declare if	a undersigned Notary Public, d d mortgagor(s) respectively, did hat she does treely, voluntarily	RENUNCIATION OF DOWER o hereby certify unto all whom it may be this day appear before me, and sech, upon it and without any compulation, dread or feat and without any compulation, dread or feat and without any compulation, dread or feat and any upon the second of the	ricers, that the und being privately and a of any person when nud assigns, all fide
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