- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the cevenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credit that may be made hereafter to the Mortgages to long as the total indebtedness thus secured does not exceed the original mount 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 writing.
- (2) That it will keep the improvements now existing or hereafter eracted 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 dobt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewais thereof shall be held by the Mortgages, and they attached thereof 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 Mortgaged prémises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage, to the extent of the balance owing on the Mortgage dot, whether due or not whather 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 lean, that it will continue construction until completion without interruption, and should it fall 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 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 ludge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises and total wise, appoint a receiver of the mortgaged premises and collect tha rents, issues and profits, including a reasonable rental to be filled by the Court in the event side premises are occupied by the mortgager and after deducting all charges and expenses aftereding 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 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 sulf involving this Mortgage or the little 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 sulf or otherwise, all costs and expenses incurred by, the Mortgage, and a reasonable attorney's 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 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 utterly nutl 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, 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 9th da SIGNED, sealed and delivered in the presence of:	lay of February 1970	
Janice Roberton	Sinda Care	(SEAL
William III Chus	Crofford G. Lane	(SEAL
		(SEAL
		(SEAL
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the gager sign, seal and as its act and deed deliver the within withinsed the execution thereof.	PROBATE  undersigned witness and made oath that (sine saw the within nuriflen instrument and that (sine, with the other witness subscri	amed n ort
SWORN to before me this 9th day of February  Willy H. M. Grolina.  Metary Rybile (Nr. South Carolina.  A SALL)  Metary Rybile (Nr. South Carolina.  A SALL)	Janua Robertsi	<u>)</u>
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER	

I, the undersigned Notary Public, do hereby certify unto all whom it may cancera, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and wilhout any compulsion, dread or fear of any person whomsoever, renounce, release and fearever reliquoish unto the mentgages(s) and the mortgage-s(s) heiro or successors and estigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

9 day of February 1970		Linda C	Lane
Willia H. Moplins	(SEAL)		
Notary Public for South Carolinany L. ABEL			

Recorded February 10, 1970 at 9:15 A. M., #17641.