The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur they aums as may be advanced breather, at the series of the Mortgages, for the payment of taxes, insurance premiums, public satesiments/resists are other ourposes pursuant to the ceresists herein. This mortgage shall also secure the Mortgages for any further, leanly advanced, residvances or credit that may be made hereint to the Mortgages by the Mortgages to long as the total indebtedness thus secured does not secured the original amount shown on the face hereof. All sums so advanced shall been interest at the same rate as the mortgage does not secure the original amount shown on the face were such as the mortgage does not secure the original amount shown on the face where the mortgage does not secure the original amount shown on the face where the mortgage does not secure the original amount shown on the face
- (2) That it will keep the improvements now existing of hereafter eracted on the mortgaged property insured as may be required from time to time by the Mortgages against loss by fire and any other heteros specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have alleaded thereis loss payable clauses in force of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due, and that it does hereby satign to the Mortgage the proceeds of any policy lauvings the mortgaged profinises and does hereby suffer; each insurance company, concerned to make payment for a loss directly to the Mortgage, 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 team, that it will continue construction until completion without interruption, and should it fail to do so, the Martgages may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction werk underway, and charge the expenses for such repairs or the completion of such construction to the mortgage dath.
- (4) That it will pay, when due, all taxes, public assessments, and either 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 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 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 than owing by the Moragagor to the 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 autil 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 altorney at law for collection by suit or otherwise, all costs and expenses incurred by, the Mortgages, and a reasonable atterney'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 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 covanants herein contained shall bind, and the benefits and advantages shall have 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 2nd day SIGNED, sealed and delivered in the presence of:	of March 19 70
Edward, R. Harris	(SEAL
	(SEAL
	(SEAL
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
Personally appeared the gagor sign, see) and as its act and deed deliver the within writingded the execution thereof.	undersigned witness and made oath that (e)he saw the within named n or liten instrument and that (e)he, with the other witness subscribed abov
SWORM to before me this 2nd day of March	10 70 Flagy Miliny
Natary Public for South Carelina. My Commission Expires September 3, 1979	
STATE OF SOUTH CAROLINA	Mortgagor a Woman RENUNCIATION OF DOWER
I, the undersigned Notary signed wife (wives) of the above named mortgagor(s) respective arately examined by me, did declare that she does freely, yet	Public, do heraby certify unto all whom it may concern, that the under valy, did this day appear before me, and each, upon being privately and se unitarily, and without any compulsion, draid or feer of any person whome appel) and the mortgaged righ helps or excessors and assign, all her is and to all and singular the premiess within mentioned and released."

Notary Public for South Carolina.

GIVEN under my hand and seal this

day of