The Mortgagor further covenants and agrees as follows:

- (1). That this nortgage shall secure the Mortgages for such further 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 covenants herein. This mortgage, shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indestedences 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 aild shall be payable of demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or. Recalter erected on the mortgaged properly insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such accounts as may be required by the Mortgagee, and lit companies acceptable to it, and that all such policies, and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in lavor of, and in form acceptable to the Mortgagee and that it will pay all premiums therefor when due; and finit it does hereby assign to the Mortgagee cach insurance company concerned to make payments for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

- the Mortgage debt, whether due or not.

 (3) That it will keep all improvements now existing of hereafter erected in good repair, and, in the this of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgage may, at its option, enter uponisal premises, make whatever repairs are necessary, including the completion of air construction work underway, and charge a 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 liereby assigns all rents, issues and profits of the mortgaged premises from and after any idefault hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having irreduction may at Chambers or otherwise, appoint a receiver, should rental to be fixed by the Court in the event said premises are occupied by the mortgaged premises, such fulls thority to take possession 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 Martgage, all sums then owing by the Mortgager to the Mortgage 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 suit in volving this Mortgage or the title to the premises described herein, or should the light secured hereby or any part hiereof be placed in the hands of any autorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on destinant, 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 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.
- (3) That the covenants herein contained shall, bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, species and assigns, of the parties herein. Whenever used the singular shall include 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 28th day of FSIGNED, sealed and delivered in the presence of:	February 10°70
Walls & Dring	Devy Romald Carroliseas
THE REPORT OF THE PARTY OF THE	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA.	PROBATE
COUNTY OF GREENVILLE	
Personally appeared the undersig seal and as its act and deed deliver the within written instrument and t	ned witness and made oath that (s)he saw the within named mortgagor sign, nat (s)he, with the other witness subscribed above witnessed the execution
thereof	0.70
homa Bounay SEAL)	Lad m Bear
Notary Public for South Carolina: My Commission expires: 4-7-79	
STATE OF SOUTH CAROLINA	PURCHASE MONEY MORTGAGE
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
	b hereby certify unto all whom it may concern, that the undersigned wife perfore me, and each, upon being privately and separately examined by me.
did declare that she does freely, voluntarily, and without any compulsion, relinquish unto the markagee(s) and the mortgagee(s) she was a success of does of a middle and singular the armities within markage.	b hereby certify unto all whom it may concern, that the undersigned wife before me, and each upon being privately and separately examined by me, tread or fear of any person whomsolver, renounce, releast and spreyer sols and assigns, all her interest and estate, and all her right and claim and released.
CIVES under my hand and seal this 28th	le l
day of February 19, 70	
Notary Public for South Carolina. (SEAL)	
My commission expires: Recorded March 2, 1970 at 1:59 P. M., # Re-Record March 31, 1970 at 1:05 P. M.,	19088] 물질 # 사 등 중
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