The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Metgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herei... This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee 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 Mortgagee unless otherwise provided in writing.
- (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 Mortgages 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 attached therefo 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 premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 crected in good repair, and, in the case of a construction lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee 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 faxes, 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 mertgaged 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 etherwise, appoint 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 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 Mortgagee, all sums then owing by the Moragagor 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 suit 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's 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 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 covenants herein contained shall bind, 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 # 30th c	day of June	19 70	
Jone Winslett	Chay	de T. Herbert	SEAL (SEAL
There N. Hall	+ 2	re Herley!	(SEAL
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	•		(SEAL)
STATE OF SOUTH CAROLINA		PROBATE	
county of Greenville,			
gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof.	e undersigned withe vritten instrument a	ss and made oath that (s)he saw nd that (s)he, with the other v	the within named mort vitness subscribed above
SWORN to before me this 30th. day of June (SEAL)	19 70	Jorge Winslett	•
Notice Public for South Carolina. My Commission Expires Jan. 1, 1971		A GOOD TAXABLE	
STATE OF SOUTH CAROLINA	o'caura.	TATION OF DOWER	
county of Greenville	KENUN	CIATION OF DOWER	•
I, the undersigned Notary signed wife (wives) of the above named mortgagor(s) respect arately examined by me, did declare that she does freely, vever, renounce, release and forever relinquish unto the mortgagers and estate, and all her right and claim of dower of, in	ively, did this day a cluntarily, and witho pages(s) and the mo	ut any compulsion, dread or fea rtgagee's(s') heirs or successors	being privately and sep- r of any person whomso- and assigns, all her in-
GIVEN under my hand and seal this			
Oth day of June 19 70		Sue Her	lurt
Noticy Public for South Carolina 77		••	
Recorded July 15, 1970 at 11:4	5 A. M., #11	61.	and the second of the second o
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