- (I) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the eptien of the Merigage, 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 credits that may be made hereafter to the Mortgager by the Mortgages 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 Mortgages 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 Mortgaged against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgagee, and in 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 favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage dobt, 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 leant that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee mey, 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 duo, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the morigaged 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, 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.

| WITNESS the Mortgagor's hand and seal this 23rd day of SIGNED, scaled and delivered by the presence of: | July 19 70 |
|--|---|
| W. D. Kickerson | Brothe Chearler (SEAL |
| Jane H. Beharden | (SEAL |
| | (SEAL |
| | (SEAL |
| TATE OF SOUTH CAROLINA | 5500.476 |
| } | PROBATE |
| OUNTY OF GREENVILLE Personally appeared the undersign, seal and as its act and deed deliver the within written in its act the execution thereof. | rsigned witness and made oath that (s)he saw the within named nort instrument and that (s)he, with the other witness subscribed above |
| Personally appeared the undergor sign, seal and as its act and deed deliver the within written it itnessed the execution thereof. NORN to before me this 23rdday of July 19 | reigned witness and made outh that following the witht |
| Personally appeared the under- agor sign, seal and as its act and deed deliver the within written in itnessed the execution thereof. WORN to before me this 23rdday of July 19 Chary Public for South Carolina. Commission Expires January 1, 1971 FATE OF SOUTH CAROLINA | rsigned witness and made oath that (s)he saw the within named nort instrument and that (s)he, with the other witness subscribed above |
| Personally appeared the undersigned the execution thereof. WORN to before me this 23rdday of July 19 Plany Public for South Carolina. WORN to Expires January 1, 1971 FATE OF SOUTH CAROLINA DUNTY OF GREENVILLE 1, the undersigned Notary Public, greed wife (wives) of the above named mortgagor(s) respectively, diestly examined by me, did declare that she does freely, voluntarily error release and forever religiously unto the mortgagor(s) | reigned witness and made oath that (s)he saw the within named nort instrument and that (s)he, with the other witness subscribed above 70 THIS IS A PURCHASE MONEY MORTGAGE RENUNCIATION OF DOWER do hereby certify unto all whom it may cencers, that the underlid this day appear before me, and each, upon being privately and seply, and without any compulsion, dread or fear of any person whomselves. |
| Personally appeared the undersigned the execution thereof. NORN to before me this 23rdday of July 19 Parky Public for South Carolina. Commission Expires January 1, 1971 TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE I, the undersigned Notary Public, and wife (wives) of the above named mortgagor(s) respectively, distributed by me, did declare that she does freely, voluntariater, renounce, release and forever relinquish unto the mortgages(s) rest and estate, and all her right and claim of dower of, in and to | reigned witness and made oath that (s)he saw the within named nort instrument and that (s)he, with the other witness subscribed above 70 THIS IS A PURCHASE MONEY MORTGAGE RENUNCIATION OF DOWER do hereby certify unto all whom it may cencers, that the underlid this day appear before me, and each, upon being privately and seply, and without any compulsion, dread or fear of any person whomselves. |
| Personally appeared the undersigned wife (wives) of the above named mortgagors; leave within weight. Personally appeared the undersigned the undersigned within written in the state of the execution thereof. Personally appeared the undersigned the undersigned the undersigned with undersigned w | reigned witness and made oath that (s)he saw the within named nor instrument and that (s)he, with the other witness subscribed above 70 THIS IS A PURCHASE MONEY MORTGAGE RENUNCIATION OF DOWER do hereby certify unto all whom it may cencers, that the under id this day appear before me, and each, upon being privately and seply, and without any compulsion, dread or fear of any person whomse |