At

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further losses, 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 smourt phown or the face hereof. All sums so advanced shall bear interest as 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 Mortgagee against loss by fire and any ther hat rule specified by the Mortgagee, in an amount not less than the mortgage debt, or in such mounts 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 premises and does hereby suthorize each insurance company concerned to make payment for a loss directly to the Mortgagee, 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 loan, 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 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 impositions againt the mort-gaged 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 rents 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 proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issue 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 Mortgager 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 for immediately or on therwise, 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 abo hereby. It is the true meaning of this instrument that if the Mortgagor of the note secured hereby, that then this mortgage shall be utterly no	ove conveyed until there is a default under this mortgage or in the note secure r shall fully perform all the terms, conditions, and covenants of the mortgage, an ull and void; otherwise to remain in full force and virtue.
10) I fall the coverants herein contained shall bind and shall him	enclits and advantages shall inure to, the respective heirs, executors, administrators gular shall include the plural, the plural the singular, and the use of any gende
WITNESS the Mortgagor's hand and seal this 27th	day of October 1970
SIGNED, sealed and delivered in the presence of:	
Com of Dugles	+ Von a. Stoke (SEAL)
De Loraulet the	Carline Stokes (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PRODUCTION C
COUNTY OF Greenville	PROBATE
Personally appeared the unde gagor signs seal and as its act and deed deliver the within written witnessed the execution thereof.	ersigned witness and made oath that (s) he, saw the within named morten instrument and that (s) he, with the other witness subscribed above
SWORN to before me this 27th day of October	1970
Notary Public for South Carolina. (SEAL)	Com A. Dungle
STATE OF GOUTH CAROLINA	
COUNTY OF Greenville	RENUNCIATION OF DOWER
separately examined by me, did declare that she does freely evel whomsoever, renounce, release and forever relinquish unto the	blic, do hereby certify unto all whom it may concern, that the under- ely, did this day appear before me, and each, upon being privately and luntarily, and without any compulsion, dread or fear of any person mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, of, in and to all and singular the premises within mentioned and re-
GIVEN under my-hand and seal this 27th	
My of Cotober 1970	Carline Stokes
XX Brawleck	
Notary, Public for South Carolina (SEAL)	
Nacy Recorded Nov. 2	2, 1970 at 4:17 P. M., #10584.
E W E B	11. 12. 12. 12. 12. 12. 12. 12. 12. 12.