The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced herester, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes populant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, roadvances 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. unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged properly insured as may be required from time to time by the Mortgagoc 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 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 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 Morigages 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 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
- (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 aftending such preceeding and the execution of its trust as receiver, shall apply the residue or the parts, issues and profits toward the payment or 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 Moragagorio 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
- (8) That the covenants beggin contained shall hind, and the boundles and

WITNESS the Mortgagor's hand and seal this: 30th SIGNED scaled and delivered in the presence of:	day of	October Cuare	19 70 Rolez	
Edward R. Hamer				(5)
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COUNTY OF GREENVILLE	•	PROBA	ATE	
Personally appeared page sign, seal and as its act and deed deliver the within witherest the execution thereof.	the unders n'written in	igned witness and mistrument and that	ade oath that (s)he say (s)he, with the other	v the within named n witness subscribed ab
WORN to before me this 30th day of October	19	70 Jes	as Mas	2/1
lotary Public for South Carolina.  My Commission Expires September 3, 1979		10 Legy	gir Min	inney.
Edition D.R. Hampfent		RENUNCIATION	OF DOWER	inney.
Interry Public for South Carolina.  My Commission Expires September 3, 1976  TATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Note in the light of	ectively, dic, voluntarily	RENUNCIATION  do hereby certify used this day appear beful, and without any co	nto all whom it may or one, and each, upon mpulsion, dread or fea	r of any person whom
Interior Public for South Carolina.  My Commission Expires September 3, 1979  TATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Note and declared with the document of the september of the septembe	ectively, dic, voluntarily	RENUNCIATION  do hereby certify used this day appear before, and without any common the mortgagee's lift and singular the	nto all whom it may or one, and each, upon mpulsion, dread or fea	r of any person whom