The Mortgagor further covenants and agrees as follows:

.. 1).-

(1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereofter, at the gages, for the payment of taxes, insurance promiume, public assessment, repairs or other purposes persuent on the Mortgages shall also secure the Mortgages for any further leans, advances, readyances or gradits that may be mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount hereof. All sums so advanced shall bear interest at the same rate as the mortgage dobt and shall be payable on dome unless otherwise provided in writing.

THE RESERVE OF THE PARTY OF THE

- (2) That it will keep the improvements now existing or hereafter erected on the mertgaged property 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 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 affached thereto less 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 authorize each insurance company concerned to make payment for a less 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 herself or 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 Mertgages 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 mertgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposite against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgage.
- (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 Meragagor 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 mertgage, or should the Mortgage 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 mertgage 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and veid; etherwise 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,

WITNESS the Mortgagor's hand and seel this 15 SIGNED, sealed and delivered in the presence of:	day of June
Bister A Loroleie 19	Lock West (SEAU)
Dernou Duneau	an - Pal-
	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
Personally appeared	the undersigned witness and made oath that (s)he saw the within named mort- in written instrument and that (s)he, with the other witness subscribed above
witnessed the execution thereof.	
sworn to before me this 15 day of. June	1971 •
Noticy Public for South Carolina. (SEAL	: Bely A Timbull
4 P. C.	
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
county of Greenville	,"这是这个 <del>人,""我们是我们的,我们就是我们的,我们是一个人的,我们就是这个人的,我们就是不是</del> 的,我们就是我们的,我就是这个人的。""我们就是这个人,我们就是
I, the undersigned No	tary Public, do hereby certify unto all whom it may concern, that the under-
I, the undersigned No signed wife (wives) of the above named mortgagor(s) res trately examined by me, did declare that she does freely	pectively, did this day appear before me, and each, upon being privately and sep-
I, the undersigned No signed wife (wives) of the above named mortgagor(s) res trately examined by me, did declare that she does freely over, renounce, release and forever relinquish unto the m erest and estate, and all her right and claim of dower of	pectively, did this day appear before me, and each, upon being privately and see.
I, the undersigned Not signed wife (wives) of the above named mortgagor(s) respectively examined by me, did declare that she does freely ever, renounce, release and forever relinquish unto the merest and estate, and all her right and claim of dower of GIVEN under my hand and seal this	pectively, did this day appear before me, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whemeo- nortgages(s) and the mortgages's(s') heirs or successors and assigns, all her in- in and to all and singular the premises within mentioned and released.
I, the undersigned Not ligned wife (wives) of the above named mortgagor(s) resurately examined by me, did declare that she does freely ver, renounce, release and forever relinquish unto the merest and estate, and all her right and claim of dower of IVEN under my hand and seal this	pectively, did this day appear before me, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whemeo- nortgages(s), and the mortgages's(s') heirs or successors and assigns, all her in-
I, the undersigned Not signed wife (wives) of the above named mortgagor(s) resurately examined by me, did declare that she does freely ver, renounce, release and forever relinquish unto the merest and estate, and all her right and claim of dower of SIVEN under my hand and seal this	pectively, did this day appear before me, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whemeo- nortgages(s) and the mortgages(s(s') helps or successors and assigns, all her in- it, in and to all and singular the premises within mentioned and released.
I, the undersigned Not signed wife (wives) of the above named mortgagor(s) respectively examined by me, did declare that she does freely ever, renounce, release and forever relinquish unto the merest and estate, and all her right and claim of dower of GIVEN under my hand and seal this	pectively, did this day appear before me, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whemso- nortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her in- ti, in and to all and singular the premises within mentioned and released.  Matter R. Wist  (SEAL)