The Mortgagor further covenants and agrees as fellower

- (1) That this mortgage shall secure the Mortgage lost such in the the payment of taxes, insurance premiums, public assessments repairs or other process. The Mortgage for any further loans, advances, readvances or consist that may be long as the total indebtedness thus secured does not exceed the original assess at the same rate as the mortgage debt and shall be payable on despand of the Mortgage, making the state of the same rate as the mortgage debt and shall be payable on despand of the Mortgage.
- (2) That it will keep the improvements now existing or hereafter erected on the marked property was to time by the Mortgagee against loss by fire and my other hazards specified by Mortgagee, an in such amounts as may be required by the Mortgagee, and in companies acceptable to an institute the latest all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked the marked all premiums therefore when due; and that it does hereby assign to the Mortgagee the proceeds of any policy marked the marked the marked and the marked the marked and the marked t
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction tent, that a will be constructed until completion without interruption, and should it full to do so, the Montages of a construction with the case of a construction
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, these of the land the mortgaged 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 pression from and after any defend assigns and should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may at Casabase or other than the contract of the mortgaged premises, with full authority to take possession of the mortgaged premises and effect the mortgaged premises and after defecting and the countries of the mortgaged premises and after defecting all changes and attending such preceding and the execution of its trust as receiver, shall apply the residue of the such as and parties toward the Payanta of the secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the mole secured heaty, then at the option of the Mortgagee, all sums then owing by 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 self 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 leader of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney is fee, shall therefore the mortgage 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 mortgago 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 imme to the respective hear, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the phural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 5th day SIGNED, scaled and deligered by the presence of:	, of November p71
Vergina J. Malley	Gladys H. Meadors (SEAL)
	(SPAL)
	(SPAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
seal and as its act and deed deliver the within written instrument thereof. SWORN to before me this 5th day of November Notary Public for South Carolina.	derrigned witness and made oath that (s) he saw the within named mortgages sign, and that (s) he, with the other witness subscribed above witnessed the execution 19 71, Ougune J. Malley
My commission expires ISTATE OF SOUTH CAROLINA	MORTGAGOR A WOMAN RENUNCIATION OF DOWER
(wives) of the above named mortgagor(s) respectively, did this day ap	lic, do hereby certify unto all whom it may concern, that the undersigned wife pear before me, and each, upon being privately and separately examined by me, sion, dread or fear of any person whomsoever, renounce, release and forever nucessors and assigns, all her interest and estate, and all her right and claim med and released.
GIVEN under my hand and seal this	and a state of the control of the control of the state of the control of the control of the control of the con The control of the control of
day of 19 (SEAL	
Notary Public for South Carolina.	

Recorded November 5, 1971 at 10:14 A. M., \$12901