- BOOK 1215 PAGE 422

The Mortgagor further covenants and agrees as follows: [8]

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced increation, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the exvenents barein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made bereefter to the Mortgagee 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 domand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the marigaged preperty incured as may be required from time to time by the Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount set less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in fever of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec 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 Mortgagec, 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 lean that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages 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 dobt.
- (4) That it will pay, when duo, all taxes, public assessments, and ether governmental or municipal charges, fines or other impetition against 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 premises from and after any defects hereinder, 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 secuped 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 Moragager to the Mortgagee shall become immediately due and psyable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the feroclosure of this mortgage, or should the Mortgagee become a party of any zuit 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 psyable 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 mortgago, and of the note secured hereby, that then this mortgago shall be utterly null and void; 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, and the use of any gender shall be applicable to all genders.

GENAL STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned withess and made outh that (s)he saw the within named nor gragor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORNA'S before this 15 tds? of December 19 71 Workery Public for South Carolina. STATE OF SOUTH CAROLINA (SEAL) (SEAL) (SEAL) (SEAL) RENUNCIATION OF DOWER (WOMAN MORTGAGOR) I, the undersigned Notary Public, did hisraby appears before me, and each, upon being privately and segurately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or foar religiously unto the mortgage(s) and the mortgage(s)? heirs or successors and assigns, all her inversed and estates, and all her right and claim of dower of, in and to all and singular the premises within mentianed and released. GIVEN under my hand and seal this day of	WITNESS the Mortgegor's hand SIGNED, seeled and delivered in	and seal this IST	day of	December	19 <u>4</u>	71	1-1	• 100
Personally appeared the undersigned witness and made oath that (s)he saw the within named nering agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 1stds of December 19 71 Whofary Public for South Carolina. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may concern, that the understated wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and assistely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whereas ever, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe's(s') heirs or successers and assigns, all her is the rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this	will Hot	W/	_	Och	Me	X U	lle.	(SEAL)
Personally appeared the undersigned witness and made each that (s)he saw the within named neritagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above virnessed the execution thereof. WORN to before me this 18 tds? of December 19 71 (SEAL) (SEAL) RENUNCIATION OF DOWER (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whenever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her is erest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	(QQQ	en Coc	لير		<u> </u>			(SEAL)
OUNTY OF GREENVILLE Personally appeared the undersigned wimess and made outh that (s)he saw the within named nor agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above itinessed the execution thereof. WORN to before me this Istas of December 19 71 (SEAL) OUNTY OF (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may consern, that the understally examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whenever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her is serest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and releases.								:
OUNTY OF GREENVILLE Personally appeared the undersigned wimess and made outh that (s)he saw the within named nor agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above itinessed the execution thereof. WORN to before me this Istas of December 19 71 (SEAL) OUNTY OF (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may consern, that the understally examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whenever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her is serest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and releases.			- • . - .		-			(SEAL)
Personally appeared the undersigned witness and made onth that (s)he saw the within memed nerisport signs, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above its act and deed deliver the within written instrument and that (s)he, with the witness subscribed above its act and deed deliver the within written instrument and that (s)he, with the witness subscribed above its act and that (s)he, with the witness and members subscribed above its act and that (s)he, with the witness and members subscribed above its act and that (s)he, with the witness and members subscribed above its act and all declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whemes ver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her its act at a state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	TATE OF SOUTH CAROLINA	The property of the second	and the second		OBATE			, op 1938 * Janjan
Personally appeared the undersigned witness and made oath that (s)he saw the within memed neritagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. WORN to before me this 1st day of Docember 19 71 (SEAL) Interpretation of South Carolina. RENUNCIATION OF DOWER (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whemes wer, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her is erest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this	OUNTY OF GREENVILLE	; ·				art in a		
RENUNCIATION OF DOWER (WOMAN MORTGAGOR) I, the undersigned Notary Public, do hereby certify unto all whem it may censers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and segment of the above named mortgagor(s) respectively, and without any compulsion, dread or fear of any person whome ver, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe's(s') heirs or successors and assigns, all her is present and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	agor sign, seal and as its act a vitnessed the execution thereof.	id deed deliver the with	hin written i	nstrument and th	d made oath iat (s)he, with	inar (s)ne saw h the other v	r the Within M	imou n'eri Ibed abevi
(WOMAN MORTGAGOR) i, the undersigned Notary Public, do hereby certify unto all whem it may censers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sejectively examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes ver, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her is prest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	agor sign, seal and as its act as ritnessed the execution thereof. WORN to before me this / 18	tds of December	nin written i	nstrument and th	d made oath	the other v	vitness subscr	ex C
I, the undersigned Notary Public, do hereby certify unto all whem it may censers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sell examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, renounce, release and forever relinquish unto the mortgagos(s) and the mortgagos(s') heirs or successors and assigns, all her is press and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	agor sign, seal and as its act a vitnessed the execution thereof. WORN to before me this / 18	tds of December	nin written i	71	<u>)</u>	<u>l</u> Qe _u	Po	ex Q
GIVEN under my hand and seal this	sigor sign, seal and as its act as vitnessed the execution thereof. WORN to before me this 12 months of the seal and as its act as vitnessed the execution thereof. WORN to before me this 12 months of the seal and the seal an	tds of December	in written i	71	S C	<u>l</u> Qe _u	Vignose subser	es C
day of	agor sign, seal and as its act a vitnessed the execution thereof. WORN to before me this 18 lofary Public for South Carolin TATE OF SOUTH CAROLINA OUNTY OF signed wife (wives) of the above rately examined by me, did de	t day of December (SEA i, the undersigned Ne named mortgagor(s) recipro that she does free	in written i 19 L) (Watery Public, espectively, dely, voluntari	RENUNCIATIONAN MORTG	ION OF DOV	/ER hom if may nd each, uper nd each, uper nd each when the new contract t	consern, that a being private are any portured any portured and any portured and any portured and and any portured any p	the under
	isgor sign, seal and as its act a vitnessed the execution thereof. WORN to before me this 19 defary Public for South Carolin TATE OF SOUTH CAROLINA COUNTY OF signed wife (wives) of the aboverately examined by me, did dever, renounce, release and foreerest and estate, and all her rig	i, the undersigned N a named mortgagor(s) reclare that she does free yet relinquish unto the pht and claim of dower	in written i 19 L) (Watery Public, espectively, dely, voluntari	RENUNCIATIONAN MORTG	ION OF DOV	/ER hom if may nd each, uper nd each, uper nd each when the new contract t	consern, that a being private are any portured any portured and any portured and any portured and and any portured any p	the under thy and see on where all her in