The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this

- (1) That this mortgage shall secure the Mortgages for such fur than sums as may be advanced bereafter, at the settles of the Mark gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made leavailler to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original assessment allows are the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on decards of the Mortgages 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged premises and does hereby authorize each insurance company concerned to make payment for a less directly to the Mortgaged, 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 learn, 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 werk understay, 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 impelitions 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 default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other wise, 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 Moragagor 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 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 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.

day of

July.

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Denobia C. Hall	(SEAL
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	(SEAL
STATE OF SOUTH CAROLINA	, PROBATE
county of Greenville	
WORN to before me this 26 day of July	
Denobia C. Hall	(SEAL) Milking With White, M.
Denobra C. Hall	(SEAL) Milking Whillking M.
Denotica C. Hall [otary Public for South Carolina. MY COMMISSION EXPLASS NOVEMBER TATE OF SOUTH CAROLINA OUNTY OF Greenville i, the undersigned in the light of the above named mortgagor's rately examined by me, did declare that she does named more reliegate and forever relinguish unto the contract of the she does not forever relinguish unto the contract of the she does not forever relinguish unto the contract of the she does not forever relinguish unto the contract of the she does not forever relinguish unto the contract of the con	(SEAL) Milling Ministering 1.
Senobea C. Hall otary Public for South Carolina. MY COMMISSION EXPLIES NOVEMBER TATE OF SOUTH CAROLINA OUNTY OF Greenville i, the undersigned light wife (wives) of the above named mortgagor's rately examined by me, did declare that she does not	RENUNCIATION OF DOWER d Notery Public, do hereby certify unto all whom if may concern that the under s) respectively, did this day appear before me, and each, upon being privately and seg freely, voluntarily, and without any companion, dread or fear of any person whomself the mortgages(s), heirs or successors and assigns all here is
Senobea C. Hall otary Public for South Carolina. MY ODMINISSON EXPRES HOVERED TATE OF SOUTH CAROLINA OUNTY OF Greenville i, the undersigned gened wife (wives) of the above named mortgagor(s rately examined by me, did declare that she does rer, renounce, release and forever relinquish unto the rest and estate, and all her right and claim of does	RENUNCIATION OF DOWER d Notery Public, do hereby certify unto all whom it may cenceris, that the underly respectively, did this day appear before me, and sech, upon being privately end set freely, voluntarily, and without any compulsion, dread or fear of any person whomse the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her is over of, In and to all and singular the premises within mentioned and released.