The Mortgagor further covenants and egrees as follows:

WITNESS the Mortgagor's hand and seal this 3rd

- (1) That this mortgage shall secure the Mortgages for such for they turns as may be expanded inscribed at the color of the gages, for the payment of taxes, insurance premiums, public assessments, repairs or other payment for the color of the payment of taxes, insurance premiums, public assessments, repairs or other payments to the the color of the may be considered. This mortgage shall also secure the Mortgages for any further loans, advances, pastwards or credit the original most of the Mortgage so long as the total indebtedness thus secured does not exceed the original most of the Mortgages of the mortgage so long as the total indebtedness thus secured does not exceed the original most of the mortgage of th
- (2) That it will keep the improvements now existing or hereafter erected anothe morphaged property insured another has required from time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages, in an amounts as may be required by the Mortgages, and in campanies acceptable to it, and their all such assistance and renewals thereof shall be held by the Mortgages, and have attached therefo loss payable clauses in laver of and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages that proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 that it will continue construction until completion without interruption, and should it tall to do so, the Merigage may, at its applied 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 merigage 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 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 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 preceeding 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 October

19 72

SIGNED, sealed and delivered in the presence of:	not in 17
Delgay 7/1 Kinny	(SEAL)
Kennett Obole	Jerdean Cantrell (SHAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
gagor sign, seat and as its act and deed deliver the within written i	reigned witness and made oath that (a)he saw the within named more instrument and that (a)he, with the other witness subscribed above its
witnessed the execution thereof.	72 Description of the of many
semmel land	Me Jones Manager
Notary Public for South Carolina. Shire 12/18/85	The state of the s
STATE OF SOUTH CAROLINA	of the company of the control of the
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
I, the undersigned Notary Public	do hereby certify unto all whom it may concern that the under- id this day appear before me, and each, upon being privately and sep-
arately availined by me. did heciant that the most treely. Valuntari	ly, and without any compulsion, dread or fear of any parson wheneo
GIVEN under my hand and seal this 3rd	101 0 4 11
day of October 1972	feldean Carliell
Notery Public for South Carolina Recorded Of	
Motory Public for South Carolina 1/2/18/80	
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