The Mortgagor further covenants and agrees as follows:

- (I) That this mortgage shall secure the Mortgages for such for they sums as may be advanced hareafter, at the splies of the Mortgages for the payment of taxes; insurance premiums, public assessments, repairs or other purposes purposes purposes the the development has This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to Mortgage so long as the fotal indebtedness thus secured does not exceed the original amount above on the hereof. All sums so advanced shall been interest at the same rate as the mortgage debt and shall be payable or demand of the Mortgage 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 easiest loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor 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 the proceeds any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a less 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 learn that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its epitems 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 debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impetitions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the martgaged 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 pursuent to this instrument, any judge having jurisdiction may, at Chambers or etherwise, 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 mortgaged 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 Mortgagee 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 Mortgage Bacome a party of any suit involving this Mortgage or the fit to to be prepises described herein, or should the debt secured thereby 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 nets secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and cave nants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to semain in full force and virtue.

WITNESS the Mortgagor's hand SIGNED, sealed and delivered in		h day of	December	19 72		-
1110.16 M. C.	A. J	√ , , , , , ,	GERAI	hald b)N LD D. HARRIS	lanis	(BRAE)
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLI	E \		PROE	ATE		
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