- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtness 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 demand 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 Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgage the 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 Mortgagee, 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee 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 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 mortgagor and after deducting all charges and expenses attending such proceeding 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 Mortgager 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 here under.
- (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 convenants 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 bene fits and advantages shall infine to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF SOUTH CAROLINA Douglas A. Smith and William H. Smith. ACKNOWLEDGMENT Douglas A. Smith and William H. Smith. The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom 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 vaninately by me, did declare that she does freely, voluntarily, and without any compulsion, dread or lear of any person whomsoever, recounce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe(s) heirs or successors and assigns, all her interest and estates. BYEN H. TATH THE ACCURACY AND THE COUNTY OF DECEMBER 1 and to all and singular the prevales within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972. (SEAL)	use of any gender shall be applicable to all genders.	the frame of frame of the singular, and the
Douglag A. Milth (SEAL) William H. Smith (SEAL) d/b/a Woodfern Studios, a Partnership (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. RENUNCIATION OF DOWER ACKNOWLEDGMENT ACKNOWLEDGMENT ACKNOWLEDGMENT ACKNOWLEDGMENT REPURCIANT OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned without any compulsion, dread or fear of any person whomsoever, recounter, release and forever relinquish unto the mortgages(s) and the mortgages(s) without any compulsion, dread or fear of any person whomsoever, recounterly the foreign and cach, upon being privately and separately counce, release and forever relinquish unto the mortgages(s) and the mortgages(s) whith mentionsel and released. EVEN under my hand and seal this 18th day of December 1972. (SEAL)	,	of December 1972.
Douglas A. Smith (SEAL) d/b/a Woodfern Studios, a Partnership (SEAL) ACKNOWLEDGMENT The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Notary Public for South Chrolina My commission expires: RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom 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 counce, release and (orver relinquish unto the mortgagoes(s) and the mortgagoes(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the previses within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972. (SEAL)	, 2,3	X
William H. Smith (SEAL) d/b/a Woodfern Studios, a Partnership (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Notary Public for South Carolina My commission expires: 5-4-80 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagon(s) respectively, did this day appear before me, and each, upon being privately and separately counce, release and (orver relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the previous within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972. (SEAL)	Chequia & Talley	Douglas Shutt (SEAL)
William H. Smith (SEAL) d/b/a Woodfern Studios, a Partnership (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Smith. RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom 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 counce, release and (orwer relinquisth unto the mortgage(s) and the mortgage s(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the progless within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972. (SEAL) County Of Carolina RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomspever, re- and all her right and claim of dower of, in and to all and singular the progless within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972.	Doni Souso	Douglas A. Smith
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Notary Poblic for South Carolina My commission expires: I, the undersigned Notary Public, do hereby certify unto all whom 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 vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reconcer, release and (orever relinquish unto the mortgages(s)) and into mortgages(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the presulses within mentioned and released. SIVEN under my hand and seal this 18th day of December 1972. (SEAL) Company Description.	,	William H. Smith (SEAL)
ACKNOWLEDGMENT The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Notary Proble for South Carolina My commission expires: TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- vanified by the did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomspever, re- counce, release and forever relinquists unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her interest and estate, GIVEN under my hand and scal this 18th day of December 1972. (SEAL) ACKNOWLEDGMENT 18th day of Dec. 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1972 1	· The state of the	
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The foregoing instrument was acknowledged before me this Douglas A. Smith and William H. Smith. Notary Poblic for South Carolina My commission expires: I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignation of the above named mortgagor(s) respectively, did this day appear before me, and cach, upon being privately and separately counce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) here of the analysism, all her interest and estate, and all her right and claim of dower of, in and to all and singular the previous within mentioned and released. SIVEN under my hand and seal this 19 72. (SEAL) Cam A Smith Smith ACKNOWLEDGMENT 1977 182h day of Dec. 1977 1977 1977 1977 SEAL) Notary Poblic for South Carolina My commission expires: 5-4-80 RENUNCIATION OF DOWER 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned with the day appear before me, and cach, upon being privately and separately counce, release and forever relinquish unto the mortgagee(s) and without any compulsion, dread or fear of any person whomspover, recovered the right and claim of dower of, in and to all and singular the previous within mentioned and released. SIVEN under my hand and seal this 19 72. (SEAL)	STATE OF SOUTH CAROLINA)	
Douglas A. Smith and William H. Smith. Notary Poblic for South Carolina My commission expires: 3-4-80 TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, remained by me, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the progless within mentioned and released. SIVEN under my hand and seal this 19 72. (SEAL) CAM Notary Poblic for South Carolina My commission expires: All whom it may concern, that the undersign- tend and each, upon being privately and separately counce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successors and assigns, all her interest and estate, and the first of the successor and assigns, all her interest and estate, and the first of the successor and assigns, all her interest and estate, and the first of the successor and assigns, all her interest and estate, and the first of the successor and assigns, all her interest and estate, and the first of the successor and assigns, all her interest and estate, and the first	COUNTY OF GREENVILLE	ACKNOWLEDGMENT
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	18th day of December 1972.	
	(SEAL) _ Clary A. Shurt