The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mertgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of laves, inaurance premiums, public assessments, repairs or other purposes pursuant to the convenants berein. This mortgage shall also secure the Mortgagee for any further lears, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indiction that secured does not exerced the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage dibt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the impact a reterance or hereafter errected on the mortgaged property i sared as may be required from time to time by the Mortgage against loss by five and any other hazards specified by Mortgager, in an amount not less that the mortgage delat, or is such anomats as may here mixed by the Mort taxes, and in companies a coptable to it, and that all such policies and recewals thereof shall be held by the Mortgager, and those thereof shall be the Mortgager, and those it will pay all premiums therefor when due, and that it does hereby assign to the Mortgager than policy insuring the mentioned premises and does hereby arthorize each insuring a compare concerned to make payment for a loss directly to the Mortgager, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements con-culsting or hereafter erected in good repair, and, in the case of a construction loan, that it will continue to struction until county and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whetever require are recessing, 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 doe, all taxes, public essessments, 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 reats 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 reats, issues and profits including a reasonable result 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 proceeding and the execution of its trust as receiver, shall apply the residue of the reats, issues and profits toward the payment of the debt recured hereby.
- (6) That if there is a default in row of the terms, conditions, or covernants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage all smart then owing by the Mortgage to the Mortgage shall become immediately due and payable, and this mortgage may be forcebood. Should any legal proceedings be instituted for the forcelosure of this mortgage, or should the Mortgage become a party of any suit involving the mortgage of the Mortgage of the Mortgage become a party of any suit involving the mortgage of the Mortgage of the Mortgage of the placed in the hands of any attention at law for collection by with or otherwise all costs and expenses incurred by the Mortgage, 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 de't 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 inner 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 gorder shall be applicable to all genders.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Percently appeared the understanced witness and made costs that (the new the within named montapper ton thereof.) SWODNyto before me that II the day of May 1973. SYNODNyto before me that II the day of May 1973. SYNODNYTO SOUTH CAROLINA COUNTY OF RENUNCIATION OF DOWER ALLY MORTGAGOR IS A CORPORATION. SEALLY MORTGAGOR IS A CORPORATION. MORTGAGOR IS A CORPORATION. OUNTY OF RENUNCIATION OF DOWER ALLY When I the understanced without a proceedingly, did this day at your before me, and each upon long received and sure reduced by the certain of any person whomen the mentagon of all and the mentagon of the second and satisfant all her interest and eatie, and all her right and claim day of the second o	WITNESS the Mortgaco SIGNED, galed and delic		day of May	19 73 .	
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sign, wal 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. SWORDS to before me this 11th day of May 1973. STATE OF SOUTH Caroling. My Commission expires 2/3/81. STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public do hereby certify unto all whom it may concern, that the undersigned wife rected of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separative crusined by rected of chaire that the does freely voluntarily, and without any compilation, deed or fast of any premone, release and for ever relimpton unto the mortgager(s) and the mortgager(s) here or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and an assignate the premises within mentioned and released. GIVEN under my hand and seal this day of 19 Mortgage Constitution. Recorded May 11. 1973 at 12:51 P. M., # 32302 Mortgage Constitution. Recorded May 11. 1973 at 12:51 P. M., # 32302 Mortgage Constitution. Recorded May 11. 1973 at 12:51 P. M., # 32302 Aborness Constitution. Assignment recorded A R. F. Mortgages on Page 3/9		5	rro	BATE	
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