The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mort-(1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the option of the Mortgages, 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 Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the criginal amount shown on the face hereaf. 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 tion time to time by the Mortgages against 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 of any policy insuring the mortgages 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgage 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 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 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 lowerd 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 Moragagorto 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 pait involving this Mortgage or the little to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable atterney'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 mortgago 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.

WITNESS the Mortgagor's hand and seal this 25 SIGNED, sealed and delivered in the presence of: STORY O. L. Salle Londol K. E. Carrelle	John R. Parris, (SEAL) Clayton J. Spearman (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
Personally apper	ared the undersigned witness and made oath that (s)he saw the within named nort- within written instrument and that (s)he, with the other witness subscribed above
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof. SWORN to before me this 25 they of May Notary Public for South Carolina Notary Public, South 6	within written instrument and that (s)he, with the other witness subscribed above 1973 SEAL) Cerolina State at large
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof. SWORN To before me this 25 thay of May Cornel & Substantial Strain Commission for My Commission for South Carolina Notary Public, South Carolina Notary Public for South Carolina Notary Public, South Carolina Notary Public for South Carolina N	within written instrument and that (sine, with the other witness subscribed above 1973 SEALI SEALI
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof. SWORN to before me this 25 they of May Notary Public for South Carolina, Notary Public, South 6 My Commission for STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE John R 1, the undersigned signed wife (wives) of the above named mortgagor(s) arately examined by me, did declare that she does if ever, rengance, release and forever relinquish unto it	within written instrument and that (s)he, with the other witness subscribed above 7 19 73 SEAL) Cerolina State at large Price Styl. 27, 1977 RENUNCIATION OF DOWER
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof. SWORN To before me this 25 thay of May Cornel & South Carolina, Notary Public, South of My Commission for STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE John R 1, the undersigned signed wife (wives) of the above named mortgagor(s) arately examined by me, did declare that she does fever, renounce, release and forever relinquish unto the terest and estate, and all her right and claim of down GIVEN under my hand and seal this 25th	RENUNCIATION OF DOWER Result Of Parris Unmarried Notary Public, do hereby certify unto all whom it may cancern, that the under respectively, did this day appear before me, and each, upon being privately and septenly, and without any compulsion, dread or fear of any person whomes the mortgage (s) and the mortgage (s) and the mortgage (s) heirs or successors and assigns, all her in