The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgage, for the payment of tuxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgager by the Mortgagee 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 Mortgagee unless otherwise provided in writing.

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 loss 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 Mortgagee 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 debt.

(4) That it will pay when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions

(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 rents 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 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 to mortgage may be foreclosed. Should any legal proc a party of any suit involving this Mortgage or the thereof be placed in the hands of any attorney at and a reasonable attorney's fee, shall thereupon bee of the debt secured hereby, and may be recovered (7) That the Mortgagor shall hold and enjoy secured hereby. It is the true meaning of this instruction of the mortgage, and of the note secured hereby, the virtue. (8) That the covenants herein contained shall	the Mortgagor to the Mo- ceedings be instituted for title to the premises desi- law for collection by suit- come due and payable inni- and collected here under the premises above con- ument that if the Mortgaj hat then this mortgage shi	the toreclosure of this meribod herein, or should or otherwise, all costs mediately or on demand, or the cost of t	mmediately due and nortgage, or should the debt secured hand expenses incurred, at the option of the lefault under this mortall the terms, conditioned; otherwise to remarks to the resolution.	payable, and the Mortgagee become rereby or any part by the Mortgagee, As a partgage or in the notons, and conveniant ain in full force and below appropriate the motons of the motons o
ministrators successors and assigns, of the parties h use of any gender shall be applicable to all genders.	•	e singular shall include	the plural, the plural t	he singular, and the
	21st day of	June	1973	1
SIGNED, sealed and delivered in the presence of:	D.	G. & W., INC		(SEAL
dile K. Harlen	By:	MMMu -	Harlben	(SEAL
	. A	lrthur Harbin	, President	
				(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		DBATE		
gagor sign, seal and as its act and deed deliver the nessed the execution thereof.	appeared the undersigned within written instrument	t and that (s)he, with the	n that is in the value other witness subs	vithin named mort- cribed above wit-
SWORN to before me this 21st flay of Ju	une 197	13. Chung	R. Thu	A
Notary Public for South Carolingary Public FCR My Commission Expires: MY COMMISSION EXPIRES	2001U PUKOTIUM			
STATE OF SOUTH CAROLINA		1		
COUNTY OF	REN	IUNCIATION OF DO	WER NOT NEC	ESSARY
I, the unders ed wife (wives) of the above named mortgagon(s) recamined by me, did declare that she does freely, nounce, release and forever relinquish unto the mort and all her right and claim of dower of, in and to	voluntarily, and without	appear before me, and e any compulsion, dread	each, upon being priva or fear of any perso	itely and separately
GIVEN under my hand and seal this			,1:	
day of 19				
Notary Public for South Carolina.	(SEAL)		4	類
	ne 21, 1973 at 2:	32 P. M., # 369	26	4