The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall recure the Mortgagoe for such further sums as may be advanced hereafter, at the option of the More generates the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the coversants herein this mortgage shall also secure the Mortgages for any further leans, advances 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 original amount shown on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage disht and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (3) 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 Mortgage, cagnist loss by fire and any other hereafts specified by Mortgage. In an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewels thereof shell be held by the Mortgage, and have attached therebe loss payable clauses in favor of, and in form acceptable to the Mortgage, and that it will pay all premiums therefor when due, and that it does between any to the Mortgage to the Mortgage to the Mortgage and the mortgaged premiums therefor when due, and that it does between any to the mortgaged premiums therefor when due, and that it does between the two mortgaged premiums therefor when due, and that it does between the two mortgaged premiums therefor any the mortgaged premiums therefor any the mortgaged premium therefor any the mortgaged premiums therefore any the mortgaged premiums therefore any the mortgaged premium therefore any the mortgaged premiums therefore any the mortgaged premium therefore any the mortgaged premium therefore any the mortgaged premium therefore any the mortgaged premiums therefore any the mortgaged premium the mortg
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction team, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgiges may, at its eption, 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 menicipal 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 profite of the mortgaged premises from and after any default heraunder, 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 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 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 Moragagor 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 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 afterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable afterney'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 note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants 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 confained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

July

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Degrida D. amick	Structuland (SEAL)
Like & Muse	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF Greenville)	
gagor sign, seal and as its act and deed deliver the within written instructions witnessed the execution thereof.	ned witness and made oath that (s)he saw the within named r ore rument and that (s)be, with the other witness subscribed above
Brinda & Omich (SEAL) Myar Public 195 South Caroline Brines: 3-11-80	Dike D. Muse
STATE OF SOUTH CAROLINA COUNTY OF Green 111e	RENUNCIATION OF DOWER
I, the undersigned Notary Public, do signed wife (wives) of the above named mortgagon(s) respectively, did to areally examined by me, did declare that she does freely, voluntarily, ever, reinounce, release and forever relinquish unto the mortgagee(s) and terest and estate, and all her right and claim of dower of, in and to all	and without any compulsion, dread or lear of any parson whomes
GIVEN under my hand and soal this J day of July 19.73. Phometa. S. America.	Bello In C. Struidloud
My commission expires: 3-11-60	corded July 9, 1973 at 4:33 P. M., # 671.