- (1) That this mortgage shall secure the Mertgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of tases, insurance premiums, public assessments, repairs or other purposes pursuant to the comments herein. This mortgage shall also secure the Mortgages for any further teams, advances, residuences or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgages by the Mortgages provided in mriting.
- (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 Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the from 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 mortgage debt, whill be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to remember the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby asso, to the Mortgages in make payment for a loss 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 herester erected in good repair, and, in the case of a construction loss, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, and enter upon said premises, make whatever repairs are recessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the origage debt.
- (4) That it will pay, when due, all faxes, 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 if hereby assigns all rents, issues and profits of the mortgoged 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 trist, appoint a receiver of the mortgoged premises, with full authority to take possession of the mortgaged premises and collect the trist, appoint a receiver of the mortgaged premises are occupied by the mortents, itsues and profits, including a reasonable rental to be fixed by the Court in the erect 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 defeult in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, item, at the option of the Mortgagee, all sums then owing by the Moragagorto the Mortgagee that become immediately due and payable, and this mortgage may be foreclosure of this mortgage may be foreclosure. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Merhyagee become a party of any nuit involving this Marigage or the title to the premises described herein, or should the debt secured hereby gages become a party of any nuit involving this Marigage or the title to the premises described herein, or should the debt secured hereby gages become a party of any nuit involving this Marigage or the title to the premises described herein, or should the debt secured hereby gages become a party of each nuit involving this Marigage, and a reasonable atterney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, as a part of the debt secured hereby, and may be received and collected hereunder.
- (7) That the Mertyagor 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 covements 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 belrs, executors, administrators, successors and assigns, of the parties herets. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made seth that (s) he are the within monted c orthogeness to the entering of the within written instrument and that (s) he, with the other witness placetied above witnessed the enaction thereof.  SHOAN to before me this  SHOAN to before me this  SHOAN to before me this  (SEAL)  Notary Public for South Carolina.  My COMM. EXD.: 9/30/80  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  COUNTY OF  L, the undersigned Notary Public, do bereby certify under all whom it may consern, that the undersigned wife (wives) of the above memed meripage(s)) respectively, did this day appear before me, and each, upon bring printely and suphranely as animal by me, did exclact that the does freely, restricted; y, and without any composition, direct or for any person whomes are the acamined by me, did exclact that the does freely, restricted, and of the configure of the source and forever relinquish unde the source of in and the configure of the promises within manifemed and released.  GIVEN under my hand and soul this  19	VITNESS/the Mortpoper's band and	seal this / > / day of	July 19 73. ADVANCE BUILDERS, INC.	
(SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that (s)he saw the within mound c. orthogor sign, seel and as its act and deed delever the within written instrument and that (s)he, with the other witness subscribed above witnessed the emocrition fibered.  SWOAN to before me this  Sup of July 19 73.  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  Let undersigned Motory Public, do hereby carify units all whom it may accesser, that the undersigned wife (wives) of the above named mortgappor(s) respectively, did this day appear before me, and each, upon being privately and pass at they examined by me, did declare that the does freely, visionality, and without are conservations, dread or feer of any person whomas areas, removes, reasonable, and feeter reliancies to do the non-injectify, and the consupports of the manifest and castote, and all best right and claim of dower of, in and to all and simpular the premises within massioned and released.  GIVEN under my head and seed thin	SCHED, sucked and delivered by the	THE M		
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Indexest sign, seed and as its act and deed delever the within written instruction and task (instruction thereof.  SWORN to before me this play of July 19 73.  SWORN to before me this play of July 19 73.  SWORN Public for South Carolina.  My Comm. Exp.: 9/30/80  RENUNCIATION OF DOWER — NOT NECESSERY  COUNTY OF  I, the undersigned Notary Public, do hereby cartify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before are, and each, upon being privately and supplies as above as an early examined by me, did declare that the does freely, voluntarily, and without any exemptions, dread or fear of any person whomes are stoly examined by me, did declare that the does freely, voluntarily, and without any exemptions, dread or fear of any person whomes are stoly examined by me, did declare that the does freely, voluntarily, and without any exemptions, dread or fear of any person whomes are stoly examined by me, did declare that the does freely, voluntarily, and without any exemptions within mentioned and released.  GIVEN under my head and soul this			lersigned witness and made outh that (sike saw the within moned at	ort-
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