(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, 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, readvances or credits that may be made hereafter to the Mortgagor 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.

(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 less 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 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 rental to be fixed by the Court in the event said premises are occupied by the mortgagor 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

SIGNED, sealed and delivered in the presence of:	1974 .	heirs, executors, ad- the singular, and the
Mayorie a. Hill Conting	J. Tuden	(SEAL)
Edward B. Hamer		(SEAL)
	•	(SEAL)
		(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville PROBATE		
Personally appeared the undersigned witness and made of	ath that (s)he saw the i	within named most.
gagor figh, seal the gas its act and deed deliver the within written instrument and that (s)he, with	the other witness subs	scribed above wit-
sword before the life 26th day of February 1974.	in a. Hill	
SWORN to before the this 26th day of February 1974. CHARLES THE CAROLINA (SEAL) My Cognitision Experies 9-3-79 STATE OF SOUTH CAROLINA		There
STATE OF SOUTH CAROLINA		
COUNTY OF A STREET STREET RENUNCIATION OF D		
I, the undersigned Notary Public, do hereby certify unto all cd wite (the shore named mortgagor(s) respectively, did this day appear before me, and examined to use the declare that she does freely, voluntarily, and without any compulsion, dreat	each upon being price	stabilized consistable
nousces velesse and direver reinquish unto the mortgagee(s) and the mortgagee s(s) heirs or success and tall and singular the premises within mentioned	sors and assigns, all her dand released.	interest and estate,
Civic N indee this hand and seal this 26th	B. Holl	and
Edily Sond R. Hamer (SEAL)		
Notary Public for South Carolina. My commission expires: 9-3-79 RECORDED FEB 26 '74		
RECORDED FEB 26'/4	21212	PAID \$
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Mortgage Mortgage I hereby certify that the this 26th day of 1974 at 2:35 Book 1302 of As No. Register of Mesne Converted No. 142 Form No. 142 Form No. 142	Courtney P. Holland	AT AT I