(1) That this mostgage 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

(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 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.

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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings to instituted for the foreclosure of this mortgage, or should the Mortgagee 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 attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney'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 Mortgager 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 convenants 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.

STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the underrigued winers and made cath that (the saw the within name assessed the execution thereof.  SWORN to before me this 18th day of April,  SWORN to before me this 18th day of April,  SWORN Fulfic for South Carolina  COUNTY OF GREENVILLE  In the underrigued Notary Public to beared recting mut all when the my concern, that the underrigued by me, did declare that the does freely, voluntarily, and without any composition, durated or fare of sing privately and a made and forever refinguish muto the mostage (city) before or receivers, that the underrigued Notary Public to beared recting muto all when the my concern, that the underrigued Notary Public to bear to concern, that the underrigued by me, did declare that the does freely, voluntarily, and without any composition, durated or fare of sing privately and a made all the right and citim of dower of, in and to all and migular the premises within mentioned and released.  GUENN under my hand and seal this  1974.  SEAL)  RECORDED APR 1274 25898  Land 1974.  SEAL  SEAL	
TATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  Personally appeared the undersigned witness and made cath that (s) be saw the within names agor sign, seal and as its set and deed deliver the within written instrument and that (s) be, with the other witness subscribed ables of the execution thereof.  WOBN to before me this 11th day of April, 1974. Carles Can plele  Totany Pulfe for South Carolina. (SEAL)  Totany Pulfe for South Carolina.  Totany Pulfe for South Carolina.  WOUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by me, did declare that she does freely, voluntarily, and without any compussion, drad or fear of any person whomse ounce, release and forever relinquish unto the mortgage of being or successors and assigns, all her interest as and all her right and claim of dover of, in and to all and singular the premises within mentioned and released.  WEND under my hand and seal this  Although April, 1974.  Worst Carolina, 1974.  West Carolina, 1974.  West Carolina, 1974.  West Carolina, 1974.  RECORDED APR 12'74 25698	
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igor sign, seal and as its set and deed deliver the within written instrument and that (s)he, with the other witness subscribed ab sessed the execution thereof.  WORN to before me this 1 th day of April.  Otary Pulge for South Carolina.  In Cornanission Expires: 11/18/80  IATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the usuamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomso counce, release and forever relinquish unto the mortgage (s) and the mortgage (s) heirs or successors and assigns, all her interest and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  It has day of April.  Otary Public for South Carolina  Otary Public for South Carolina (SEAL)  Otary Public for South Carolina (SEAL)  RECORDED APR 12'74 25898	
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RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse counce, release and forever relinquish unto the mortgages and the mortgages (s) heirs or successors and assigns, all her interest and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  IVEN under my hand and seal this  1th day of April,  1974.  (SEAL)  Otary Public for South Carolina  by commission expires: 11/18/80  RECORDED APR 12'74 25698	
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