(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 tixes, 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 includes 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

(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 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 the Mortgagor 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 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 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 a of the debt secured hereby, and may be recovered and collection. That the Mortgagor shall hold and enjoy the prem secured hereby. It is the true meaning of this instrument that of the mortgage, and of the note secured hereby, that then the virtue. (8) That the covenants herein contained shall hind, and	cted here un lises above of if the Mort lis mortgage the benefits	der. conveyed until thei gagor shall fully p shall be utterly nu s and advantages s	re is a default unde perform all the term all and void; otherw shall inure to, the r	r this mortgage or ns, conditions, and rise to remain in fu respective heirs, ex	in the note convenants all force and secutors, ad-
ministrators successors and assigns, of the parties hereto. Whense of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 24th SIGNED, scaled and delivered in the presence of:	day of		include the plural, to 19 74 Aurich Fitts, J		(SEAL)(SEAL)(SEAL)(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE			
Personally appeared the gagor sign, seal and as its act and deed deliver the within writenessed the execution thereof. WORN to before me this 24th day of May Notary Public for South Carolina. Notary Public for South Carolina	I (SEAL)	ENUNCIATION (lo hereby certify use ay appear before mut any compulsion gagee's(s') heirs or stremises within mer	OF DOWER nto all whom it may be, and each, upon le, dread or fear of successors and assign	y concern, that the being privately and any person whom ns, all her interest	undersign-l separately
Votary Public for South Carolina.	_(SEAL) ORDED W	W 28'74	30072		- TO 12
this 28th day of May this 28th day of May 10 74 at 11:10 A. M. recorded in Book 1311 of Mortgages, page 735 As No. Register of Mesne Conveyance reenville, S. C. Form No. 142 \$ 5,581.02 Lot 18 Elaine Ave. Prop. W. E. Edwards	Mortgage of Real Estate	Ada S. Jenkins	ТО	Dan	PAIDS STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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