(1) max mis mortgage snan secure the Mortgagee for such further sums as may be advanced hereafter, at the oftion of the Mortgage, 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 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. (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the ortion of the Mortga-

(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.

(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 be instituted for the foreclosure of this mortgage, or should the Mortgagee become

FROBATE Personally appeared the understanced witness and made outh that (she saw the within named mor sized the greculion thereof. NORN to before me, this 24th day of May 19 74 AND Politic for South Carolina. YOSONISTO OF GREENVILLE I, the undersigned Noticy Public, do hereby certify unto all whom it may concern, that the undersigned witness of the shown promote interagorally respectively, field this day appear before me, and each, upon being privately, and servirated animed by me, did device thin the interagoral respectively, field this day appear before me, and each, upon being privately, and servirated animed by me, did device thin the interagoral respectively, field this day appear before me, and each, upon being privately, and servirated animed by me, did device thin the interagoral respectively, field this day appear before me, and each, upon being privately, and servirated animed by me, did device thin the interagoral respectively, field this day appear before me, and each, upon being privately, and servirated animed by me, did before the state of the ever reliminals must be mortgagered; and the mortgagered's) heirs or successors and assigns, all her interest and estate with the right and claim of dower of, in and to all and singular the premises within mentioned and released. WEX under my hand and seat this 19 74 RECORDED MW 29 74 30284	of the debt secured hereby, and may be recover (7) That the Mortgagor shall hold and en secured hereby. It is the true meaning of this inte of the mortgage, and of the note secured hereby, virtue. (8) That the covenants herein contained sh ministrators successors and assigns, of the partie use of any gender shall be applicable to all gende WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of	njoy the premises ab strument that if the that then this mort nall bind, and the be is hereto. Whenever ers. 24th day	ove conveyed until th Mortgagor shall fully gage shall be utterly r nefits and advantages used, the singular shal	ere is a default under perform all the term full and void; otherwi shall inure to, the re	s, conditions, and se to remain in fu espective heirs, exc	in the note convenant Il force and ecutors, ad-
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J. the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign wife (wives) of the above named mortgagor(s) and mortgagor(s) and mortgagor(s) and mortgagor(s) and mortgagor(s) and the mortgagor(s) and the mortgagor(s) heirs or succe. sors and assigns, all her interest and estate 1 all her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this day of May day of May tary Public for South Carolina. The properties of the above named mortgagor(s) and the mortgagor(s) heirs or succe. sors and assigns, all her interest and estate 1 all her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this day of May tary Public for South Carolina. The properties of the above named mortgagor(s) and the mortgagor(s) and the mortgagor(s) heirs or succe. sors and assigns, all her interest and estate 1 all her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this Day of May The properties of the pro	Commission Expires: 8/16					
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