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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur they sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shows on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages and the same rate as the mortgage debt and shall be payable on demand of the Mortgages. unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property incored 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 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 renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages 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 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 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 wark 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 preceeding 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 Moragagor 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 fille 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

TED ZUITE OF SPIVEY XEXORGEOBRESECTION TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Baety O. Gross, Jr. Baety O. Gross, Jr. Baety O. Gross, Jr. Mortgage of Real Mortgage of Real Palmetto Real Estat Palmetto Real Estat Palmetto Real Estat Palmetto Real Estat AIN Mortgage of Rea Mor	(8) That the covenants herein containinistrators, successors and assigns, of the uso of any gender shall be applica-	fined shall bind the parties her able to all gen	, and the ben reto. Wheneve ders.	mortgage shall be utferly null and vo lefits and advantages shall inure to, i ir used, the singular shall included the	the respective heirs, executors,	
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UNITY OF GREENVILLE Personally appeared the undersigned witness and made outh that (sibe saw the within manual r certification) and that (sibe, with the either witness subscribed above increased the execution thereof. IORN to before me this q32 day of Pebruary 19 76 All Land Annual Annual Carolina. INTO COUNTIES TOOL EXPLIES: 11/2 7/2 FRENUNCIATION OF BOWER OUNTY OF L, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named martgager(s) respectively, d d this day appear before me, and each, upon being privately and septiably assembled by me, did declare that the does freely valuntarity, and without any composion, dreed or fear of any person whomasters; creamer, release and foreser relinquish unto the mortgager(s) and the mortgager(s) heirs or successors and assigns, all her interest and state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. SEAL) RECORDED FEB 25 '76 At 3:57 P.H. 21583 OF OF OUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF OF OUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76 At 3:57 P.H. OF SOUTH CAROLINA RECORDED FEB 25 '76		·				
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