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The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgogor's hand and seal this

SIGNED, scaled and delivered in the presence of:

ANTONIO CONTRA

- (1) That this mortgage shall arcure the Mortgagee for such fur that 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 firther loans, advances, residences or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus recured does not exceed the original amount shown on the face hereaf All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand 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 Mortgage: against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts is 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 the Mortgagee, and that it mill pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby author as each insurance company concerned to make payment for a loss directly to the Mortgagee, so 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 Mortgages may, at its option, anter 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 camply 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 end after any default hereunder, and agrees that, about tegal 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 preceding 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 Moragagorto the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Shot ld 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 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 Mortgagor 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 commants 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.
- (8) That the covenants here n contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties herete. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day of

May

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•	Hober & Smith Eine Kindling	VIRGIL BALLIEW (SEAL) (SEAL)
	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
	gage sign, seel and as its act and deed deliver the within written as witnessed the execution thereof.	regred witness and made outh that (s) he saw the within marned r. ortherment and that withe, with the other witness subscribed above. 76 Refer Sylveth
	STATE OF SOUTH CAROLINA (COUNTY OF GREENVILLE (RENUNCIATION OF DOWER
	signed wife (wives) of the above named thorspagor(s) respectively, denately examined by me, did declare that she does freely, voluntariouser, renounce, release and forever retinquish unto the mortgages(s) terest and estate, and all her right and claim of dower of, in and to	do hereby certify unto all whom it may concern, that the under- I d this day appear before me, and each, upon being privately and sep- ity, and without any compulsion, dread or fear of any person whomeo- and the mortgapee's's') heirs or successors and assigns, all her in- all and singular the premises within mentioned and released.
	Siver whend and soal this 15 day of Hay 1976 Estimately 1976	X Evelyn R. Ballier
Balley	Mortgage of Real Estate Mortgage of Real Estate Mortgage of Real Estate May May May Mortgage of Real Estate May May Mortgage of Real Estate 190 Mortgage has been this _21 19	PAID 137 FAID 137 FAID 137 FAID 137 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE TO P. J. E. Williams So 15 70 70 70 70 70 70 70 70 70 70 70 70 70