The Mortgagor further covenants and agrees as follows: (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 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 been all improvements now existing or hereafter erected in good repair, and in the case of a constantion law that it

(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 mortgagor 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 nereby.

(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 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 here under.

(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 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

ministrators successors and assigns, of use of any gender shall be applicable (the parties hereto. Whenever used, to all genders.	s and advantages shall inute to, the respect, the singular shall include the plural, the plural and July 1977	ctive heirs, executors, ad- lural the singular, and the
WITNESS the Mortgagor's hand and SIGNED, scaled and delivered in the	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	P. R. Krishna Reddy	eddy seal) (SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Domash, innered the undersia	PROBATE gned witness and made oath that (s)be saw	the within named mort-
gagor sign, seal and as its act and decreesed the execution thereof. SWORN to before me this Notary Public for South Carolina My Commission Expires:	ed deliver the within written instrum	nent and that (s)he, with the other witnes $19 77 $	s subscribed above wit-
examined by me, did declare that she nounce, release and forever relinquish and all her right and claim of dower GIVEN under my hand and seal this	I, the undersigned Notary Public, mortgagor(s) respectively, did this one does freely, voluntarily, and with a unto the mortgagee(s) and the mort of, in and to all and singular the second second second singular the second seco	do hereby certify unto all whom it may co day appear before me, and each, upon bein out any compulsion, dread or fear of any tgagee's(s') heirs or successors and assigns, premises within mentioned and released.	ig privately and separately v nerson whomsoever, re-
day of Notary Public for South Carolina. My commission expires:	RECORDED JUL 7		649
Register of Mesne Conveyance Greenville County Printers Associates, Inc. — Clinton, S. C. 29325 Form No. 142 \$ 6,148.49 Lot , 45, Devenger Place, Sec.	Mortgage of Real Estate I hereby certify that the within Mortgage has been this 7th day of July 19_77 at 2:39 P.M. recorded in Book 11:03 of Mortgages, page 1:02	TO Ben C. Sanders	JUL 71977 GREENVILLE P. R. Krishna Reddy