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The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgages for such fur ther 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 Mortgages by the Mortgages so long as the total indebtedness 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 Mortgages unless otherwise provided in writing.

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- (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 Mortgaged 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 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 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 covenants 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.

CALVIN G. RIDGEWAY (SEAL)  CALVIN G. RIDGEWAY (SEAL)  CALVIN G. RIDGEWAY (SEAL)  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  SWORN to before pashin 22 day of March  SWORN to before pashin 22 day of March  Nody Pasher Stone Continue (SEAL)  STATE OF SOUTH AROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH AROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  19 78  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  19 19 19 19 19 19 19 19 19 19 19 19 19 1	(8) That the covenants herein contained shall bind, and the be administrators, successors and assigns, of the parties hereto. Whenever and the use of any gender shall be applicable to all genders.	enefits and advantages shall inure to, the respective heirs, executors, ver used, the singular shall included the plural, the plural the singular,
CALVIN G. RIDGEWAY 1818.  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s) he saw the within named r. ort- witnessed the execution thereof.  SWORN to before Pashis 2 day-offlar his property of the state of	WITNESS the Mortgagor's hand and seal, this 27 day of SIGNED, sealed and delivered in the presence of:	March 1978
LYNN M. RIDGEWAY  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named r. ort.  swinessed the execution thereol.  SWORN to before Pashing  And County of GREENVILLE  STATE OF SOUTH AROKINA  COUNTY OF GREENVILLE  STATE OF SOUTH AROKINA  COUNTY OF GREENVILLE  And County of GREENVILLE  STATE OF SOUTH AROKINA  COUNTY OF GREENVILLE  Signed wife (wiver) of the above named merigagor(s) respectively, did this day appear before one, and each, upon being privately and separately assumed by me, did deter that the does freely, voluntarily, and without any compulsion, dread or fear of any person whomaever, rescues and forever refinerable house mortages (s) and the mortages (	Trongo Wenz	Calvin J. Ridgeway Ja. (SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that (s)he saw the within named r ortwinessed the execution thereof.  SWORN to before Mathin.  NEAT:		
STATE OF SOUTH CAROLINA  PROBATE  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named r. ort- sworn to before perhits  WORN to before perhits  SWORN to before perhits  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named meripagor(s) respectively, did this day appear before me, and each, upon being privately and sep- strately examined by me, did declare that the does freety, velocitarily, and without any compution, dread or fear of any person whomose very, renounce, release and foreer relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assign, all ber in- terest and existe, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  My commission expires:  A day of Marchine  My commission expires:  A total Day of the same of the service of the control of the		LINN M. RIDGEWAY
Personally appeared the undersigned witness and made oath that (a) he saw the within named r. orthogon sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.  IN THE STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Signed wife (wives) of the above named meritager(s) respectively, did this day appear before me, and each, upon being privilely and separately examined by me, did deter that the does freetly, resultantly in without any compulsion, dread or fear of any person whomever, release and foreer relinquish unto the mortgages(s) and the mortgages(s) respectively and separately assented as the right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  27 day of March 188302  My Commission expires:  (SEAL)  My Commission expires:  Accorded MAR 31 1978  At 12:38 P. Ma.  Province The Search 1978  At 12:38 P. Ma.		
Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ort.  Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ort.  Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ort.  Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ort.  Personally appeared the undersigned that that (s)he, with the other witness subscribed above witnessed the execution thereot.  Personally appeared the undersigned that that that the subscribed above witnessed the execution of the other witness subscribed above witnessed that the other witness subscribed above witnessed the execution that the other witness subscribed above witnessed that the other witness subscribed above witnessed the execution that the other witnesses subscribed above witnessed the execution that the other witnesses subscribed above witnessed the execution that the other witnesses subscribed above witnesses subscrib		(SEAL)
Personally appeared the undersigned witness and made oath that (a)he saw the within named r. ort- witnessed the execution thereot.  SWORN to before Fashis 2 day of March  SEAL)  NAMELY Public for South Carolina.  My Commission oxpiros: 12 9-30  STATE OF SOUTH (AROLINA  COUNTY OF GREENVILLE)  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named merigagor(s) respectively, did this day appear before me, and each, upon being privately and sep- aver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) in the premises within mentioned and released.  GIVEN under my hand and seal this  27 day of March Carolina.  My commission expires:  (SEAL)  My commission expires:  At 12:38 P. M.  28832	STATE OF SOUTH CAROLINA	PROBATE
pagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above writnessed the execution thereof.  SWORN to before Paghia:  Nastry Public for South Cordina.  My Commission Ospires: /2 9-30  STATE OF SOUTH AROKINA  COUNTY OF GREENVILLE  signed wife (wives) of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and separately reamined by me, did dectare that she does freely, voluntarily, and without any compution, dread or fear of any person whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  27 day of Mar Ridgeway  Nevery Public for South Carpilla.  My commission expires:  RECORDED MAR 31 1978  At 12:38 P. Ma.  28832	,	
NAMELY Public of South Carolina.  My Commission expires: 12 9-30  STATE OF SOUTH (AROKINA  COUNTY OF GREENVILLE)  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named merigagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any compulsion, dread or fear of any person whomso ever, reasonic, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) here or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  27 day of March 12:38 P. M.  Notary Public for South Carolina.  (SEAL)  My commission expires:  RECORDED MAR 31 1978  At 12:38 P. M.  28832	gagor sign, seal and as its act and deed deliver the within written i	rsighed witness and made oath that (s)he saw the within named r.ort- instrument and that (s)he, with the other witness subscribed above
STATE OF SOUTH CAROKINA  COUNTY OF GREENVILLE  1, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomsowers, resource, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  A day of March 1978  A to 12:38 P. M.  Proceedings 1978  At 12:38 P. M.  Proceedings 1978  At 12:38 P. M.		
RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, she undersigned Notary Public, do hereby certify unto all whom it may cencera, that the undersigned wife (wives) of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover, reresulted, referse and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her interest and satisfie, and all her right and claim of dower of, in and te all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  A day of March 1998  At 12:38 P. Ma.  28832  Proper MAR 31 1978  At 12:38 P. Ma.		Lianow W. Jone
RENUNCIATION OF DOWER  1, she undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and superately examined by me, did declare that she does freely, voluntarily, and without any computision, dread or fear of any pernou whomsoverer, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  A day of the above relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Hy commission expires:  A day of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and search, upon being privately and search per or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  LYNN M. RIDGEWAY  At 12:38 CP. In.  A 10:38 CP. In.  A 1		<i>O</i>
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mertgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsower, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of down of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  Aday of Marian Stone (SEAL)  Notary Public for South Caralina.  (SEAL)  My commission expires:  A 12:38 P. Ma.  28832	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
signed wife (wives) of the above named mcrtgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her inverse and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  A day of Mark 112:38 P. M.  We commission expires:  RECORDED MAR 31 1978  At 12:38 P. M.  By to the	COUNTY OF GREENVILLE	
My commission expires: 13 7 MAR 31 1978  At 12:38 P.M.  At 12:38 P.M.  My Commission expires: 13 7 MAR 31 1978  At 12:38 P.M.	signed wife (wives) of the above named mortgagor(s) respectively, of arately examined by me, did declare that she does freely, voluntari aver, renounce, release and forever relinquish unto the mortgagee(s)	did this day appear before me, and each, upon being privately and sep- rily, and without any compulsion, dread or fear of any person whomse- i) and the mortgages's(s') heirs or successors and assigns, all her in-
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