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 renewable 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 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 mortgagor and after deducting all charges and expenses attenting 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 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 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 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 virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Christine E. Monson  SEA  Christine E. Monson  SEA  (SEA  (SEA  (SEA  (SEA  (SEA)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that take raw the within named mortgagor(s) sign, seal and as a montagarder's at and deed, delayer the within written Mortgage, and that (she with the other witness subscribed above, winnessed to sexecution thereof.  SWORN to before me this, 11 day of April  (SEAL)  Notary Public for South Carolina  RENUNCIATION OF DOWER  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (saves) of the above named narragarous respectation, dal this day appear before me, and each, upon being privately and separate with the deed for four of any person whomosoever, and still 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 day of 19  SEAL  Notary Public for South Carolina.  My commission exputes:  10  SHIRLEY Y OR GREENVILLE  CHARLESTINK E. MONSON  NOTARY Public for South Carolina.  My commission exputes  SHIRLEY Y OR GREENVILLE  SHIRLEY Y OR GREENVILLE  SHIRLEY Y OR GREENVILLE  CHARLESTINK E. MONSON  SHIRLEY Y OR GREENVILLE  CHARLESTINK E. MONSON  SHIRLEY Y OR GREENVILLE  SHIRLEY Y OR GREENVILLE  CHARLEY Y OR GREENVILLE  CHARLESTINK E. MONSON  SHIP Y OR GREENVILLE  SHIP Y OR GREENVILLE  SHIP Y OR GREENVILLE  CHARLESTINK E. MONSON  SHIP Y OR GREENVILLE  SHIP Y OR GREENVILLE  SHIP Y OR GREE		SS the Mortgas		nd coal i	h i a	11						
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STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that is he saw the within named mortgagorfs) sign, seal and as it mortgagorfs(s) act and deed, deliver the within written Mortgage, and that (she with the other witness subscribed above, witnessed it execution thereof.  SWORN to before me this 11 day of April 1975  SWORN to before me this 11 day of April (SEAL)  Notary Public for South Carolina My commission expires: 11. 33.86  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify into all whom it may concern, that the undersigned with subveys of the above named nortgagores respectively, all this day appear before any and each, upon being privately and sensing ed wife invives of the above named nortgagores respectively, all this day appears before any and each, upon being privately and sensing ed wife invives of the above named nortgagores respectively, all this day appears before any and each, upon being privately and sensing ed wife invives of the above named nortgagores and the entry respectively. All this day appears before any and each, upon being privately and sensing ed wife and singular the premises within mentioned and released.  GIVEN under my hand and seal this day of 19  Notary Public for South Carolina.  My commission expires:  RECORDED APR 11 1979  at 1:34 P. M.  WILLIAMS &		garag		7	<u></u>	<del></del>	<del></del>					(SEAL)
Personally appeared the undersigned witness and made outh that take saw the within named mortgagor(s) sign, seal and as it mortgagor(s) act and deed, deliver the within written Mortgage, and that (she with the other witness subscribed above, witnessed to continuous mortgagor(s)) act and deed, deliver the within written Mortgage, and that (she with the other witness subscribed above, witnessed to continuous mortgagor(s)) act and deed, deliver the within written Mortgage, and that (she with the other witness subscribed above, witnessed to continuous mortgagor(s)) and the other witness subscribed above, witnessed to continuous mortgagor(s) the continuous mortgagor(s) that the other witness subscribed above, witnessed to continuous mortgagor(s) that the other witness subscribed above, witnessed to continuous mortgagor(s) that the other witness and season continuous mortgagor(s) that the other witness and season continuous mortgagor(s) that the other witnesses witnesses and forever reflegingth and to the mortgagor(s) that day appear before or successed, and season, and assigns, all her interest and esta and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Solven under my hand and seal this day of 19  Notary Public for South Carolina.  WILKINGS &	- <del> ,</del>	<del></del>		· ·=···,== · · · · · · ·	<del></del>	·····	<del></del>					(SEAL)
Personally appeared the undersigned witness and made outh that (she saw the within named mortgagor(s) sign, seal and as it mortgagor(s) at and deed, deliver the within written Mortgage, and that (she with the other writness subscribed above, writnessed to execution thereof.  SWORN to before me this,  Il day of April 1979  Notary Public for South Carolina My commission expires: //- 23.20  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned writness of the above named mortgagor(s) respectively, dd this day appear before me, and each, upon being privately and separate examined by me, did declare that she does freely, containty, and writness, and writness, and each upon being privately and separate examined by me, did declare that she does freely, containty, and writness, and privately and separate examined by me, did declare that she does freely, containty, and writness, and writness, and her interest and esta and all her right and claim of down of, in and to all and singular the precises within mentioned and released.  GIVEN under my hand and seal this day of 19 .  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SEALJ  Notary Public for South Carolina.  My commission expires.  RECORDED APR 1 1 1979  APR 1 1												(SEAL)
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SWORN to before me this 11 day of April 1979  Motary Public for South Carolina My commission expires: 11.53.86  STATE OF SOUTH CAROLINA 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 mortgagors, respectively, dd that day appear before me, and each, upon being privately and separate examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, monner, release and forever reliaquish unto the mortgageres) and the mortgageresy is here or suggest, believe or suggest, all her interest and esta and all her right and châm of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this day of 19  Notary Public for South Carolina. My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  SHIRLEY T. SERVING COMMINION OF Real T. SERVING COMMINION OF REAL MONNEY ALLANGE COMMINION OF REAL M	mortgage	or's(s') act and	d the unde deed, deliv	rsigned v er the w	vitness athin v	and mad vritten Me	e oath the ortgage, as	at (s'he raw the v ad that (s'he with	vithin named the other wit	mortgagor(s) ness subscribed	sign, seal l above. w	and as the
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I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named managagers, respectively, dol this day appear before me, and each, upon being privately and separate examined by me, did declare that she does freely, voluntarity, and without any compulsion, dread or fear of any person whomsever, nonnee, release and forever relinquish unto the mortgagers, and the mortgagers (s) here or successors and assigns, all her interest and esta 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 day of 19  SEAL)  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  WILKINS & WILKINS	•			}						D		
ed wife (wives) of the above named mantagagors) respectively, dd this day appear before me, and each, upon being privately and separate examined by me, did decine that she does freely, columning, and without any compulsion, thead or tear of any person whomsoever, nounce, release and forever refinequish unto the mortgagees; and the martgagees of the martgagees 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 day of 19 (SEAL)  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Notary Public for South Carolina.  Notary Public for	COUNT	Y OF GREEN	VILLE	<i></i>				-				
examined by me, did declare that she does freely, voluntarity, and without any compulsion, thead or fear of any person whomsoever, anonner, release and forever refinquish unto the montgagecy and the mortgagecy's) heirs or successors and assigns, all her interest and esta 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 day of 19 .  (SEAL)  Notary Public for South Carolina. My commission expires:  RECORDED APR 11 1979  at 1:34 P.M.  WILKINS & WI	ed wife	(wives) of the	above name	d morte	TOP.S	respective	v. d.d this	s dav appear before	ome, and each	i, upon being n	rivately an	ad separately
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 day of 19 (SEAL)  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  WILKINS & SS1.30  Attorneys at Law	examin <b>e</b> c nounce	ed by me, did d release and for	lecture that ever relinau	she does ish unto :	freely, the mor	Noluatani Rageetsii	y, and wit and the ma	thout any compulsi ortgagee's(s') heirs o	ion, dread or or successors a	fear of any p nd assigns, all	erson who	msoever, re-
CHRISTINE E. MONSON  SEAL  Notary Public for South Carolina. My commission expires:  RECORDED APR 1 1 1979  at 1:34 P. M.  Register of Mesac Canveyance reprint that the within Mortgage of Real E  Notary Public for South Carolina.  My commission expires:  RECORDED APR 1 1 1979  at 1:34 P. M.  Register of Mesac Canveyance reprint that the within Mortgages, page of Mortgages, page Creenville, S. C.  Lot Washington Ave.	and all l	her right and e	laim of don	er of, in	and to	all and s	ingu <sup>l</sup> ar the	e premises within n	ientioned and	released.		, , , , , , , , , , , , , , , , , , , ,
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Notary Public for South Carolina.  My connuission expires:  RECORDED APR 1 1 1979  at 1:34 P.M.  Register of Messac Conveyance Feenville.  WILKINS & WILKINS, Attorneys at Law Greenville, S. C.  Lot Washington Ave.		-l (										
COUNTY OF GREENVILLI  CHRISTINE E. MONSON  SHIRLEY T. BENNETT  Monk 11th day of Apr.  No.  No.  No.  No.  No.  No.  No.  N		-									<u> </u>	
COUNTY OF GREENVILLE TO  SHIRLEY T. BENNETT  Mortgage of Real E  Mortgage of Real E  Mortgage of Mortgages, page this 11th day of Apr.  1 learnly certify that the within Mortgag this 11th day of Apr.  1 learnly certify that the within Mortgag this 11th day of Apr.  No.  No.  No.  No.  Register of Mesne Conveyance Greenvi Register of Mesne Conveyance Greenville, S. C.  Register of Mesne Conveyance Greenville, S. C.  Statement as Attorney at Law Greenville, S. C.  Lot Washington Ave.  Greenville, S. C.		<u> </u>					(SEAL)					
CHRISTINE E. MONSON  CHRISTINE E. MONSON  CHRISTINE E. MONSON  TO  SHIRLEY T. BENNETT  Mortgage of Real E  Mortgage of Real E  Mortgage of Mortgages, page  this 11th day of Apr.  19 79 at 1:34 P. M.  Book 1462 of Mortgages, page  N. No.  No.  No.  WILKINS & WILKINS, Attorne Attorneys at Lawy Greenville, S. C.  \$ 8,581.30  Lot Washington Ave.	Notary I My com	Public for South	Carolina.				(SEAL)					91
COUNTY OF GREENVILLI COUNTY OF GREENVILLI COUNTY OF GREENVILLI COUNTY OF GREENVILLI  TO  TO  SHIRLEY T. BENNETT  SHIRLEY T. BENNETT  Certify that the within Mortgay  Lth  chay of Apr.  It 1:34  P. M.  462  of Mexne ConveyanceGreenvil of Mexne ConveyanceGreenville, S. C.  ,581.30  Washington Ave.	Notary I My com	Public for South	Carolina.				(SEAL)					91
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