THE SECOND

VOL $\mathbf{1406}$ FME $\mathbf{169}$ The Mortgagor further covenants and agrees as follows: 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 tixes, 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 Mortgager by the Mortgagee so long as the total indeltness 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 (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 agains: 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 p in 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. provided in writing. (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 represents are necessary, including the completion of any construction work underway, and charge the expenses for the said that the contraction is the construction to the contraction to the contractio 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 mort gaged 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 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. 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 Mortgager 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, thali 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 the meaning and of the note sourced hereby that then this mortgage shall be utterly null and void; otherwise to remain in full force and

SITNESS the Mortgagor's hand and seal this 1st IGNED, sealed and delivered in the presence of: Lisa B. Sherand	day of	May Wilton W. John	19 79	e singular, and the
Rich allism Brutt		AULTON	W. YJOHNS,	SEAL)
TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		PROBATE		(SEAL)
ngor sign, seal and as its act and deed deliver the within weessed the execution thereof.	vritten instrur	10.79	other witness subs	within named mort- unibed above wit-
Allin Dust	(SEAL) _	// // // V	hisard	
otary Public for South Carolina. ly Commission Expires: MY COMMISSION EXPIRES	i: 6-26-82			
TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		RENUNCIATION OF DOW	I R	
wife 'wives' of the above named mortgagor(s) respective amined by me, did declare that she does freely, voluntary names, release and forever relinquish unto the mortgagee(s) did all her right and claim of dower of, in and to all and to least this lst.	ely, did this rily, and with) and the mos	lout any compuision, dread of	h, upon being privi fear of any perso and assigns, all her I released.	ately and separately on whomsoever, re-
day of May 1 19 79.	(SEAL)			
N & anu Ima				
	t, 9_26_82			
My commission expires: MY COMMISSION EXPIRES	5; 9-26-8 2			31551
My commission expires: MY COMMISSION EXPIRES NECORDED MAY 2 1979				31551 8 y
dy commission expires: MY COMMISSION EXPIRES ECORDED MAY 2 1979		779 501 501		
My commission expires: MY COMMISSION EXPIRES NECORDED MAY 2 1979		Franco 105 F/	Ailton	
RECORDED MAY 2 1979		Prances 5 105 FAIR		
My commission expires: MY COMMISSION EXPIRES RECORDED MAY 2 1979		Frances S. S 105 FAIR VIE Greenvale, S	Milton W.	
My commission expires: MY COMMISSION EXPIRES LECORDED MAY 2 1979		Francos S. Sail 105 FA/R VIEW Greenvale, St 2	Milton W.	
My commission expires: My COMMISSION EXPIRES ECORDED MAY 2 1979		Francos S. Saith 105 FA/R VIEW AVI Greenvale, St 2960	Milton W. Johns,	
My commission expires: My COMMISSION EXPIRES ECORDED MAY 2 1979		Frances S. Saith 105 FAIR VIEW AVE Greenvale, St 29601	Milton W.	
Ay commission expires: MY COMMISSION EXPIRES ECORDED MAY 2 1979 at 10:02 A.M. Propose 1465 A Meaning Commission expires: MY COMMISSION EXPIRES 1 hereby certify that 1 hereby certify that 2 nd day 1 465		Frances C. Smith 105 FAIR VIEW AUE Greenvale, St 29601	Milton W. Johns,	STATE OF

A STATE OF THE OWNER, THE OWNER,