8668 1490 FAGE 251 The Mortgagor further coverants 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 "fungage, for the payment of taxes, invirunce premiums, public assessments, repairs or other purposes pursuant to the covenants herein the mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgage so long as the total indeliness thus secured does not exceed the original amount shown on the face hereof. All some or advanced shall bear interest at the same rate as the mortgage delt 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 keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction form 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 unpositions 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.

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(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

(8) That the covenants herein contained shall bind, and the bend ministrators successors and assigns, of the parties hereto. Whenever use of any gender shall be applicable to all genders	e fits and advantages shall inure sed, the singular shall include th	to, the respective heirs, executors, ade e plural, the plural the singular, and the
WITNESS the Mortgagor's hand and seal this 26th day of	! September	19 79
SIGNED, sealed and delivered in the presence of:		NN.
Tatuly 1 Juny	Marine E	(SEAL)
Cilifia D. Mont	Lawrence E. McNa	ir (SEAL)
		(SEAL)
		(SEAL)
		(0.12)
STATE OF SOUTH CAROLINA		
COUNTY OF GREENVILLE)	PROBATE	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instruction in the execution thereof. SWORN to before mentiles 28th day of September (SEAL) Notary Public for South Carolina.	ument and that (s)he, c in the	hat (s)he saw the within named mort- other witness subscribed above wit-
Notary Public for South Carolina My Commission Expires:		
STATE OF SOUTH CAROLINA)	· · · · · · · · · · · · · · · · · · ·	
county of GREENVILLE	RENUNCIATION OF DOWI	ER
ed wife (wives) of the above named mortgagor(s) respectively, did this examined by me, did declare that she does freely, voluntarily, and will nounce, release and forever relinquish unto the mortgagee(s) and the me and all her right and claim of dower of, in and to all and singular the GIVEN under my hand and seal this 2618 Nav. 61 Sentember 19.79	s day appear before me, and eac thout any compulsion, dread or ortgagee's(s') heirs or successors	fear of any person whomsoever, re- and assigns, all her interest and estate, I released
SEAL)		
Notary Public for South Carolina. My commission expires:		
(conte	JED CH right photo	· ·
		<u>.</u>
Mortgage of Real Esta I hereby certify that the within Mortgage ha this day of	ro Lloyd D. Auten	STATE OF SOUTH CAROLIN COUNTY OF GREENVILLE Lawrence E. McNair

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AND PROPERTY OF THE REAL PROPE