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The Mortgagor turther covenants and agrees as follows:

- (i) That this mortgage shall secure the Mortgages for such further 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 convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgages so long as the total indebtedness that 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.
- (3) That it will keep the improvements now existing or hereafter eracted 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 attach if thereto loss payable clauses in fivor 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 rescuenced 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 spected 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 delst.
- (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 deflucting 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 data secured hereby debt secured hereby.
- (8) 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 tale 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 about the list the true meaning of this instrument that if the Mortgand of the note secured hereby, that then this mortgage shall be ut	tterly null a	nd void; otherwise to remain in	full force and a	irtue.	
(8) That the covenants herein contained shall bind, and the trators, successors and assigns of the parties hereto. Whenever to gender shall be applicable to all genders.	e becefits as sed the sing	nd advantages shall inure to the rular shall include the plural, the	respective being the singul	s, executors, admir ar, and the use of a	nis- any
WITNESS the Mortgagor's hand and seal this 7th SIGNED, sealed and delivered in the presence of:	day of	August 19	80.	,	
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In Jon to Specie		Splin B	, officer	(SE	AL)
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STATE OF SOUTH CAROLINA		PROBATE			
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rigs, seal and as its act and deed deliver the within written instrution thereof.	1980		Signal Review	ve manada, c.	
SWORN to before me this 7th day of August	19 07	1 Fair	baca	177 1	porty
Notary Public for South Carolina. My commission expires: 1/24/83					
STATE OF SOUTH CAROLINA		The second of th			
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a a a a a a a a a a a a a a a a a a a	in Any armos	bereby certify unto all whom it is a before me, and each, upon beto	id culturately and	PROGRESSIA GITTERED	ed DY
(wives) of the above named morigagor(s) respectively, this that me, did declare that she does freely, voluntarily, and without an ever relinquish unto the morigagee(s) and the morigagee's(s') be of dower of, in and to all and singular the premises within mer	eirs or succe	more and assigns, all her interest			
GIVEN under my hand and seal this		$\sim 1/:\sim$	$_{\alpha}$ \wedge	#.	
7th day of August 180.		SYLVIA SYLVIA	B. COLT	DANE	···········
Norsely Public for South Carolina	SEAI.)	/ SILVIA	B. COLI		····
My commission expires: 1/24/83	8 1980	at 4:06 P.M.		3549)
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