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 Mortgage so long as the total indel tness 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 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 invitance company concerned to make payment for a loss directly to the Mortgagee, to the material of the balance owing on the Mortgage debt, whether due or not. provided in writing. the extent of the bilance 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 into it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, enter up in said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expresses 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 numicipal charges, times on other compositions against the mortgaged premises. That it will comply with all governmental and municipal has and regulations affecting the mortgaged (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from an lafter any default hereunder, and agrees that, should legal proceedings be instituted persuant to this instrument, any judge having juris letter may, at Charless or oth ratio, appoint a receiver of the contrasted premises, with full authority to take possession of the mortgaged premises and collect the cents, 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 deflucing all charges and expenses after lines 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. That if there is a default in any of the terms, conditions, or occupants of this mortgage, or of the note secured hereby, then, at the of the of the Mortgage, all vims then owing by the Mortgage shall become immediately due and payable, and this mortgage is ay be forcelosed. Should any legal proceedings be instituted for the forcelosure of this mortgage, or should the Mortgage become a party of this suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part the most be placed in the hards of any attending at law for collection to soit or otherwise, all costs and expenses incurred by the Mortgage, and a reasonable attories for, chall 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 herein der. That the Morteague shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured herely. It is the true me ning of this instrument that if the Morteague shall fully perform all the terms, conditions, and convenants of the mortzage, and of the note sourced horeby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and S) That the cosenints herein contained shall bind, and the binefits and advantages shall inure to, the respective heirs, executors, administrature successors and assigns, of the parties here to. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. WITNESS the Mortgazor's hand and seal this 12th August SIGNED early and delivered in the presence. (SEAL) SEAL SEAL SEAL STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FROBATE Personally appeared the unders med witness and made oath that (site saw the within named mortgagor 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 12th day A August No ary Public for South Carolina My Commission Expires: 2-21-90 STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife 'wives' of the above named mortgagor's' respectively, dd this day appear before me, and each, upon being privately and separately examined by me, did declare it at she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsomer, renounce, release and for ver 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 cay of AUG (SEAL) Notary Public for South Carolina My commission expires RECORDED AUG 2 0 1980 at 10:01 A.M.  $\omega$ 5974 I hereby certify that the within Mortgage has been Register of Meune Conveyancereenville County 1980 LAW OFFICES OF LAW OFFICES OF Lot 45 Holly Tree Sec. STATE OF SOUTH CAROLINA Mortgage of Real Estate COUNTY OF GREENVILLE VICTOR W. MCPHERSON THOMAS F. GRUENHOLZ of Mortgages, page-

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