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the Mortgagor number covenants and agrees as follows:

- (i) 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 premounts, public assessments, regains or other purposes pursuant to the convenients herein. This mortgage shall also secure the Mortgagee for any further burns, advances, readvantes or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indictedness thus secured dies not exceed the original and out shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage dold 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 i smed as may be required from time to time by the Mortgage against loss by five and any other hizzids specified by Mortgagee, in an incount not less than the mortgage debt, or it 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 hell by the Mortgagee, and that it will pay all premiums therefor whim due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premius and does hereby an therefor each insuring company or remod to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage data whether directors. the Mortzage debt, whether due or not
- (3) That it will be positional to the construction of hereafter erected in good repair, and, in the case of a construction boan that it will continue to stand out in the case of a construction boan that it will continue to stand out the conflict of the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the neutring child.
- (4) That it will pay, when die, all times, public assessments, and other governmental or municipal charges, fines or other impositions against the mentgaged precision. That it will comply with all poteromental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it berely assizes all rests, issues and profits of the mortgaged premises from and after any default bereinder, 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 restal to be fixed by the Court in the event said premises are on upled by the mortgager 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.
- (6) That if there is a default in may of the terms conditions, or coverants 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 atterney 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 hormords. 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 covenants of the mortgage, and of the rate 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.

Juft foca-	Robert E. Hines	(SEAL) (SEAL) (SEAL) (SEAL)
ATE OF SOUTH CAROLINA	PROBATE	
OUNTY OF GREENVILLE		
Personally appeared the undersign n, seal and as its act and deed deliver the within written instrument and	ned witness and made oath that (s)he saw the with that (s)he, with the other witness substribed above	hin named mortgagor witnessed the execu-
a thereof. FOR to before me this 13th day of March 198 Earl Public for Soluti Carolina.	a. Apriticis P.	Jun
ATE OF SOUTH CAROLINA		
OUNTY OF GREENVILLE	RENUNCIATION OF DOWER	
th day of March (SEAL)	essors and assigns, all her interest and estate, and a	ll ber right and claim
stary Public for South Carolina.	_	25878
RECORDE: MAR 16 1981 at 3:48 P.M		o « <
Mortgage of Real Estate I herely certify that the within Mortgage has been this day of	ROBERT E. HINES TO FRED W. BROWN, III	JERRY L. TAYLOR STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE