A CONTRACTOR OF THE PARTY OF TH

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The Mortgagor further covenants and agrees as follows:

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- (i) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, resdvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the criginal 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.
- (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 Mortgages against loss by fire and any other hazerds specified by Mortgages, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby author to each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage dobt, 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 duz, 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 heraunder, and agrees that, should legal proceedings he 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 mortgager and after deducting all charges and expenses attending such preceding 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 eming by the Moragagor 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 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 note 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 helrs, executors, administrators, accessors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any angles shall be applicable to all conders.

	be applicable to all genders.		
VITHESS the Mortgagor's hand a IGNED, sealed and delivered in	and seel this 6th day the presence of: Tellips	March 181 March 181 May 1 Massiss Barry L. Harriso	(SEAL)
Dally O. Lin			11.10 (SEAL)
		wanda w. narriso	(SEAL)
		4-4	(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF GREENVILL	E (PROBATE	
agor sign, seal and as its act ar	Personally appeared the nd deed deliver the within wr	undersigned witness and made oath that (s)h ritten instrument and that (s)he, with the ot	e saw the within named r art- her witness subscribed above
worn to before me this 6th		181 June J	Tillips
STATE OF SOUTH CAROLINA	<u> </u>		
OUNTY OF	Ì	RENUNCIATION OF DOWER	
crately examined by me, did de	clare that she does freely, vo ver relinquish unto the mortg sht and claim of dower of, in	ively, d'd this day appear before me, and each sluntarily, and without any compulsion, dread pagee(s) and the mortgagee's(s') heirs or succeand to all and singular the premises within	er fear of any person whemse- essors and assigns, all her in- mentioned and released.
Notary Public by South Carolin	(SEA	AL)	
	રફ્રાફ્રેડ્રે	at 4:40 P.M.	_
	D MAR 2 () 1981 °	10 4.40 1.41	YOUNTS P.O. Fount. STATE COUNT