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(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 Mottgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total in debtness 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 mortgive 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 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 by 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 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 sich 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 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 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 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 virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators suc-

ors and assigns, of the parties hereto. Whenever used, the sin iteal le to all genders.  (NESS The Mortgagor's hand and seal this  M.D. waled and delivered in the presence of:	ngular shall in	September 190	Kea	is ve	(SEAL)
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ATE OF SOUTH CAROLINA ) UNITY OF GREENVILLE }	1	PROBATE		<u> </u>	<del></del>
on, seal and as its act and deed deliver the within written instract  OBN to before me this 4th day of September  Notice K. Julyusov  tary Public for South Carolina.  Commission Express	trument and th	hat (s)he, with the of	L S	(s)he saw the within name bounded above witnessed to	the execution
ATE OF SOUTH CAROLINA UNITY OF GREENVILLE Labe understand	d Various D. M	di- da baraku samifu	ueta all — ba-	n je pagy panarana skae ska	undertisent
In the unfersigned in Americal of the above named mortgagor(s) respectively, did the declare that she does freely, voluntarily, and without any common the mortgagee(s) and the mortgagee(s) heirs or such and are gradular the premises within mentioned and releases	his day appear compulsion, di ccessors and a rd.	t before me, and each, a read or fear of any per	ipon being pri son whomseer	ver, renounce, release and	nined by me, forever relin-
In the unfersigned of converse of the above named mortgagoris) respectively, did the declare that she does freely, voluntarily, and without any confidence that she does freely, voluntarily, and without any confidence that she does freely, voluntarily, and without any confidence is an analysis of the all and singular the premises within mentioned and released the day of September 19    Marce   Marce   19   Marce   Marce   19   Commission expires:	his day appear compulsion, di ccessors and a rd.	tefore me, and each, read or fear of any perassigns, all her interest	ipon being pri son whomseer	reately and separately examiner, renounce, release and dell her right and claim of	nined by me, forever relin- l dower of, in
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