And the second section

Programme to the second

(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 paytions of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage chall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 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 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 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 such 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 Mortgige or the titl. 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.

17) 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.

	the include the plural, the plural the singular, and the use of any gender shall be
SiGNI D, sealed and delivered in the presence of:	for Keaver (SEAL)
Marie R. Terausa	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF DECENDED	PROBATE
Personally appeared the unsign, seal and as its act and deed deliver the within written instrument and thereof. SWORN to before me this 44 day of September 1981 Thorie R. Jorguson (SFAL Notary Public for South Carolina. My Commission Expires: 5-1-90 STATE OF SOUTH CAROLINA	ndersigned witness and made oath that (s)he saw the within named mortgagor and that (the, with the other witness subscribed above witnessed the execution
wife twives; of the above named mortgagoris) respectively, did this day appended declare that she does freely, voluntarily, and without any compulsion	Public, do hereby certify unto all whom it may concern, that the undersigned pear before me, and each, upon being privately and separately examined by me, it, dread or fear of any person whomsoever, renounce, release and forever relimined assigns, all her interest and estate, and all her right and claim of dower of, in
Noticy Public for South Carolina. My commission expires:	61.48
	P.M.
HOREGAGE OF KEALESTATE I hereby certify that the within Mortgage has been Sep. Ath day of Sep. 19 1 11 4-01 P.M. recorded in Book 155 of Mortgages, page 17 As No. Register of Mesine Conveyance \$9,000.00 BROWN, BYRD, BLAKELY, MASSEY & LEAPHART, P.A. Lot 122 HILLSBOROUGH DR Foxoroft SEC II	TATE OF SOUTH CAROLOUNTY OF GREENVILLE OUNTY OF GREENVILLE TO RUST FOR ROY ARTHUR O. Box 2464 Geenville, S. C. 2