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The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such furt her sums as may be advanced hereafter, at the option of the Mortgage gee, for the payment of tures, insurance premfums, 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 Mortgager by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on "demand of the Mortgagee unless otherwise 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 insurance company on the mortgage of the Mortgagee, to the Mortgagee, to the Mortgagee against the Mortgagee, to the Mortgagee against 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 bereby assigns all rents, issues and profits of the mort gaged 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 mort gaged premises, with full authority to take possession of the mort gaged 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 mort gagor 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 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 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.

That the covenants herein contained shall hind, and the hone fits and advantages shall inuse to the

inistrators successors and assigns, of the parties hereto. Whenever e of any gender shall be applicable to all genders.	r used, the singular shall include the	e plural, the plural the singular, and the	a- he
ITNESS the Mortga gor's hand and seal this 16th day	y of March	19 82	
GNET, sealed and delivered in the presence of:	millal 8	D Wall	
S D 11 h	2700 forms	(SEA)	L)
Dusan K. Auskey	MILFORD D. I	KELLY (SEA)	L)
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TATE OF SOUTH CAROLINA			-
DUNTY OF GREEWILLE	PROBATE		
got sign, seal and as its act and deed deliver the within written in	instrument and that (s)he, with the	that (s)he saw the within named mor other witness subscribed above wi	t- t-
The state of the state of	AL) 19 82. Susan R	Husken	
otary Public for South Carolina y Commission Expires: 10-15-89		The state of the s	_
TATE OF SOUTH CAROLINA )			
DUNTY OF GREENVILLE	RENUNCIATION OF DOWN	ER	
I, the undersigned Notary Pu wife (wives) of the above named mortgagor(s) respectively, dd amined by me, did declare that she does freely, voluntarily, and unce, release and forever relinquish unto the mortgages(s) and the	this day appear before me, and each without any compulsion, dread or an organization of the computer of the co	r fear of any person whomsoever, re	ļy.
I, the undersigned Notary Pu wife (wives) of the above named mortgagor(s) respectively, dd amined by me, did declare that she does freely, voluntarily, and unce, release and forever relinquish unto the mortgagee(s) and the d all her right and claim of dower of, in and to all and singular VEN under my kand and seal this 6th May of March 1982  Stary Public for South Carolina.	this day appear before me, and each without any compulsion, dread one mortgagee's(s') heirs or successors the premises within mentioned and PEGGY W. KEI	th, upon being privately and senarately rear of any person whomsoever, re and assigns, all her interest and estated released.  **LUCLUSTER OF THE PROPERTY OF	ļy.
I, the undersigned Notary Pu wife (wives) of the above named mortgagor(s) respectively, dd amined by me, did declare that she does freely, voluntarily, and unce, release and forever relinquish unto the mortgagee(s) and the d all her right and claim of dower of, in and to all and singular VEN under my kand and seal this the bary of the March 19 82 (SEA exary Public for South Carolina.	this day appear before me, and each without any compulsion, dread or emortgagee's(s') heirs or successors or the premises within mentioned and PEGGY W. KEI	th, upon being privately and senarately rear of any person whomsoever, re and assigns, all her interest and estated released.  **LUCLUSTER OF THE PROPERTY OF	ļy.
I, the undersigned Notary Pu wife (wives) of the above named mortgagor(s) respectively, dd amined by me, did declare that she does freely, voluntarily, and unce, release and forever relinquish unto the mortgagee(s) and the d all her right and claim of dower of, in and to all and singular VEN under my kand and seal this of the by of the March 19 82 (SEA stary Public for South Carolina.  The word of the above named mortgagor(s) respectively, dd and the mortgagor(s) respectively, and the mortgagor(s) respectively, dd and the mortgagor(s) respectively,	this day appear before me, and each without any compulsion, dread on a mortgagee's(s') heirs or successors or the premises within mentioned and PEGGY W. KEI	th, upon being privately and senarately rear of any person whomsoever, re and assigns, all her interest and estated released.  **LUCLUSTER OF THE PROPERTY OF	hy e- e