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The Morigagor turther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness 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 Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property issued 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 such different loss payable clauses in fivor 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 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 conceived to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage data whather due as not 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 losts, that it will construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whotever 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 delst.
- (4) That it will pay, when doe, 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 he instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver 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 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 ascured hereby debt secured hereby.
- (8) 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 Mortgage 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 expresses incurred by the Mortgagee, and a reasonable attorney's fee, shall of any attorney due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be 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

thereupon become due and payable immediately of o recovered and collected hereunder.			ence or in the rote secured
(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 coverants 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 imme to the respective heirs, executors, administrative that the covenants herein contained shall bind, and the singular shall include the plural, the plural the singular, and the use of any			
(8) That the covenants herein contained shall trators, successors and assigns, of the parties hereto gender shall be applicable to all genders.	bind, and the benefits and a . Whenever used the singular		e singular, and the use of any
WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:	30th day of J	uly 1982.	_
Milaclos	$\rightarrow$ $d$	ndu A. Richa	(SEAL)
3. Jach filmer		ANDRA R. BISHOI	(SEAL)
			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA		PROBATE	
COUNTY OF GREENVILLE		the second state of the same	she within named mortsman
Personally sign, seal and as its act and deed deliver the within tion thereof.	written instrument and that (	tness and made oath that (s)he saw s)he, with the other witness subscribe	above witnessed the esecu-
SWORN to before my this 30th day of	July 19 82.	B. Jak	Kilhur
Notify Public for South Caroline. My commission expires 1/24	(SEAL) 1/83		
STATE OF SOUTH CAROLINA	NO se	nunciation of dower (Fe	male Mortgagor)
COUNTY OF Greenville			
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forme, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former relinquish unto the mortgagee(s) and released.			
of dower of, in and to all and singular the premise	gagee's(s') beirs or successors s within mentioned and releas	and assigns, all ner inveress and essen- ed.	s, and an net right too the
GIVEN under my hand and seal this  30 this of July 182			
Notice Public for South Carolina.	(SEAL.)	· · · · · · · · · · · · · · · · · · ·	D. M
Notary Public for South Carolina. My commission expires 1/2			3027
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