The Mortgager further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther 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 covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the eriginal 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 insured as may be required from time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and mortgaged debt, 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 authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 lean, that it will centinue 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
- (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 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 Moragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any tegal 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 Mortgegor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note

Þt.	(8) That the covenants herein contained shall bind, and the ladministrators, successors and assigns, of the parties hereto. When and the use of any gender shall be applicable to all genders.  WITNESS the Mortgagor's hand and seal this 17th day of SIGNED, sealed and delivered in the presence of:	January  January  January  January  Series of Series (SEAL)  SEAL)  (SEAL)  (SEAL)	
Lot 12	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	
E. Main St.	Personally appeared the und	Sersigned witness and made onth that (s) he saw the within named restriction instrument and that (s) he, with the other witness subscribed above  1883  Janel L. Soodnean	
21	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER	
Hedge Sim	signed wife (wives) of the above named mortgagor(s) respectively arately examined by me, did declare that she does freely, volunly aver, renounce, release and forever relinquish unto the mortgaged berest and estate, and all her right and claim of dower of, in and		
St. psonville	Notary Public for South Cerelina. (SEAL)	Miles S. (Mymes)	
And the second of the second o	AN 17 1985 at 2:25 P.M. Mortgage of Mortgages, page 80 Jan	GROSS & GAULT  YEUDRIES POORRESS OF CANDIZONSOSMICEN ATTORNEYS AT LAW  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PERRY V. HAYMES, SR.  TO COMMUNITY BANK	

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