The Mortgagor further covenants and agrees as follows:

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 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 preting 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

(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 should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint should be applied to the proceedings because the proceedings and profits of the mortgaged premises and pr ch to

receiver of the mortgaged premises, with tull authority to take possess, including a reasonable rental to be fixed by the Court in the event harges and expenses attending such proceeding and the execution of its oward the payment of the debt secured hereby.  (6) That if there is a default in any of the terms, conditions, or continuously the Mortgage, all sums then owing by the Mortgagor to the fortgage may be foreclosed. Should any legal proceedings be instituted party of any suit involving this Mortgage or the title to the premises thereof be placed in the hands of any attorney at law for collection by and a reasonable attorney's fee, shall thereupon become due and payable the debt secured hereby, and may be recovered and collected here to (7) That the Mortgagor shall hold and enjoy the premises above ecured hereby. It is the true meaning of this instrument that if the Mortgagor, and of the note secured hereby, that then this mortgagirtue.  (8) That the covenants herein contained shall bind, and the beneficial strators successors and assigns, of the parties hereto. Whenever uses of any gender shall be applicable to all genders.	trust as receiver, shall apply the residue ovenants of this mortgage, or of the note of Mortgagee shall become immediately of for the foreclosure of this mortgage, or described herein, or should the debt or suit or otherwise, all costs and expense e immediately or on demand, at the option of the conveyed until there is a default underortgagor shall fully perform all the term ge shall be utterly null and void; otherwise, and advantages shall inure to, the red, the singular shall include the plural, the	of the rents, issues and e secured hereby, there due and payable, a should the Mortgagee secured hereby or a ses incurred by the Moon of the Mortgagee, at this mortgage or in as, conditions, and consist to remain in full for espective heirs, executive plural the singular,	d profits  a, at the and this become any part ortgagee, as a part the note and thors, ad-
VITNESS the Mortgagor's hand and seal this 25th day of GIGNED, sealed and delivered in the presence of:	February, 1983.		
And a della all	Ricky Junior Motes	<u>ఆ</u> వ	_(SEAL)
John Ja De J	HIS		SEAL)
	Mitchell Motes, Jr.	<del></del>	_(SEAL)
	MIttelli Motes, 31.		_(SEAL)
COUNTY OF GREENVILLE  Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instr	PROBATE signed witness and made oath that (s)he upent and that (s)he, with the other w	e saw the within nam	ed mort-
nessed the execution thereof.		7	
SWORN to before me this 25th day of February, (SEAL)	1983 Smil C. Mc.	Donald	
Notary Public for South Carolina. My Commission Expires: 10/29/90.			
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER		
	ontgagee (4') heirs or successors and assi	f any person whomso gras, all her interest a	eparately Ever. re-
GIVEN under my hand and seal this  25 to day of February 1983.	yda O 11	loses	
tudy made (SEAL	)	·	
Notary Public for South Carolina. My commission expires: 10/29/90.		24925	<b>5</b>
MAR 2 3 1983 at 11:39	A.M.		
Mortgage of Real Est  I hereby certify that the within Mortgage this 23rd day of Mar.  1983 at 11:39 A. M. re Book 1598 of Mortgages, paganas No. 1598 of Mortgages, paganas No. 129 Acres  Paris Mt. Tp.	EVELXN B. BISHOP, GERA B. JONES AND TULA PAULINE BA	RICKY JUNIOR MOTES AND	Q E