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The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of twos, 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 Mortgage by the Mortgagee so long as the total indel these 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. provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required to an 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 action of the halance only not the Mortgage debt, whether due as not 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 soft 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 appositions 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 oth wise, 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 mortgager and after deducing 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 somes then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legd proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any surt 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 hards of any a torney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable act strongly for the come due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby.

(7) That the Mortgager sould and only enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the transport to this instrument that if the Mortgager 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

(8) That the covenents begain contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, ad-

ministrators successors and assigns, of the use of any gender shall be applicable to a WITNESS the Mortgar of hand and so SIGNED, sealed and delivered in the pro-	all genders  at this 6 day of	June 198  James H. Edwards  Llovie D. Edwards	•
STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its art and decade	Personally appeared the undersi	PROBATE gned witness and made oath that (s	he saw, the within named mort-
nessed the execution thereof	lay of June	1983	Mitalf
d wife (wives) of the above nemed mo xamined by me, did declare that she did nounce, release and forever relin jursh un nd all her right and claim of dower of.  GIVEN under my hand and scal this  6 day of June  Sotary Public for South Carolina  Ly commission expires:	the undersigned Notary Public, ortgagor(s) respectively, did this oes freely, voluntarily, and with the the mortgagee(s) and the mort in and to all and singular the	rigagee's(s') heirs or successors and a premises within mentioned and relevant D. Edwards	on being privately and separately of any person whomsoever, ressigns, all her interest and estate, ased
No. No.  No. No.  No. No.  No. No.  No. No.  No. No.  No. No. No.  Altorney At Law  P.O. Box 102%, FED.STA.  Greenville, S.C. 29603  \$8,760.00	Mortgage of Real Estate  I hereby certify that the within Mortgage has been this 6th day ofJune  this 6th day ofJune  1983 at 3:34 P. M. recorded in Book 1610 of Mortgages, page233	TO  Myrtle R. McKinney	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  James H. Edwards and Gloria D. Edwards