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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hersefter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repeirs 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 Mortgager 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 be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (8) That it will keep the heights more existing or hereafter erected on the mortgaged property littered 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 assounts 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 attach it thereto 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 soes hereby authorize each insurance coup. The concernal to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage right, whether due or not.
- (3) That R will keep all impresements row existing or hereafter eracted in good repair, and, in the case of a construction loan, that it will confirm construction until completion without interruption, and should it fall to do so, the Mortgages 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 meetgage debt
- (4) That it will pay, when die, 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 R hereby assigns all rerets, 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 are collect the rents, issues and profits, including a reasonable rents! to be fixed by the Court in the event said premises are occupied by the mortgager 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 Mortgagee 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 hereunder.

recovered and collected herrunder.					-	
(7) That the Mortgagor shall hold and enjoy the premiers all hereby. It is the true meaning of this instrument that if the Mort and of the note secured hereby, that then this mortgage shall be	INTERNAL AND SEE THE THE	PROPERTY AND THE CONTRACT	MINICERN LINE COVERS		e secured nortgage.	
(8) That the covenants herein contained shall bind, and titrators, successors and assigns, of the parties hereto. Whenever gender shall be applicable to all genders	he hosefits and adv	on sound Bade constant	the respective belo	s. esecutors.	edminis- m of any	
WITNESS the Mortgagor's hand and seal this SIGNED, scaled and delivered in the presence of:	day of Nove	abel /	10 833			
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STATE OF SOUTH CAROLINA		PROBATE			<del></del>	
COUNTY OF Greenville Sursonly appeared the	he understaned with	ess and made oath t	hat (s'he saw the wi	this sened	mortgrepor	
sign, seal and as its act and deed deliver the wibbs written last tion thereof.		ne, wan the other wi	DACIE SEGECTIVELI ECO-	e amenden	THE CAMES.	
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