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 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 Mortgage whe Mortgagee 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 Mortgagee ynless otherwise provided in writing.
- (2) That it will keep the improvements now existing or bereafter 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 conferned 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 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 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 event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such preceding 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 Mortgager 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 in solving 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 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly will and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bin trators, successors and assigns, of the parties hereto. Wh gender shall be applicable to all genders.	id, and the benefits ienever used, the sin	and advantages shall inure gular shall included the plura	o, the respective heirs, exe l, the plural the singular, an	cutors, adminis- d the use of any
WITNESS the Mortgagor's hand and seal this 15t SIGNED, sealed and delivered in the presence of:	h day of	March 19	63 2011	· · · · · · · · · · · · · · · · · · ·
Bure		Book	Bring	SEAL)
			,	SEAL)
				JEAL
COUNTY OF GREENVILLE	ared the undersigned	PROBATE  witness and made oath that	(s)he saw the within named	mortgager sign,
	instrument and that arch 19 6 (SEAL)		s subscribed above witness	ed the execution
STATE OF SOUTH CAROLINA COUNTY OF Greenville		RENUNCIATION OF DO	( .	
(wives) of the above named mortgagor(s) respectively, did did declare that she does freely, voluntarily, and without relinquish unto the mortgage(s) and the mortgage(s)s of dower of, in and to all and singular the premises w	I this day appear beforance any compulsion, dready heirs or successors	id or fear of any person v i and assigns, all her intere	g privately and sepaxitely c chomisoever, renounce, rele	examined by me, use and forever
GIVEN under my hand and seal this 15th  day of March 19 63	•	Jan 1	The state	Live .
Notary Public for South Carolina. Recorded App	(SEAL)	063. at 3:31 P.M	#21,938	