It blortgagor further covenants and agrees as follows

of dower of, in and to all and singular the premises

South Carolina

GIVEN under my hand and seal this

28th

1963.

Recorded

- (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 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 Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All supps 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.
- (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 renowals 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 soncerned 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 confinue construction until completion without interruption, and should it fan to do so, the Mortgageo 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 most gifed premises. That it will comply with all governmental and municipal laws and regulations affecting the mort gaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default horounder, and agroes 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 mortgager and after deducting all charges and expenses attending such preceeding 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 Mortgager, all sums then owing by the Mortgager to the Mortgager 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 Mortgager become a party of any suit involving this Mortgager 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 atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgager, and reasonable atterney's feel, shall thereupon become due and payable immediately or on demand, at the option of the Mortgager, 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 bereby. 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 null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall intro to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 28th SIGNED, page and delivered in the presence of:	dny of	August 19 63.	
. Thymas Comme	1	Fred W. Charre	≟ (SIŽ
Milton of Taylor		Tenous G. anous	_ \(SI
			_ (SEAL) _ (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appear	red the undersigned	vitness and made outh that (s)he saw the within named murty.	agor sign,
thereof. SWORN to before me this 28th day of Adg.	ıst ' ¹⁹ 63	s)he, with the other witness subscribed above witnessed the	execution
Notary Public for South Carolina,	EAL)		
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		RENUNCIATION OF DOWER	
fivience of the above named mortuagoris) respectively, did	this day appear before	reby certify unto all whom it may concern, that the undersigne me, and each, upon being privately and separately examined for fear of any person whomsoever, renounce, release and all the concerns and serious and all the concerns are serious and serious	d by me.

within mentioned and released

Aufust 28th, 1963,