The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgages to long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall been interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.

二、高計劃**下**物類素。但並

- (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 hexards 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 their 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 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 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 mortgager after deducting all charges and expenses attending such praceeding and the execution of its trust as receiver, shall apply the residue of the target saves 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, et the option of the Mortgages at sums then owing by the Moragagor to the Mortgages 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 Mortgages 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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 null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall blind, and the banefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

witness the Morragor's hand and seal this 143 SIGNED, sealed and cells and c		y W marris	(SEAL)
			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA	PROB	ATE	
COUNTY OF GREENVILLE			
Data Bublic for South Carolina	SEAL)	chien	*
My Commission Expires Ja	Du & Ry 1, 19/11		<u> </u>
COUNTY OF CREENUILLE	RENUNCIATIO	N OF DOWER	
I, the undersign signed wife (wives) of the above nemed mortgagor arately examined by me, did declare that she does wer, renounce, release and forever relinquish unto terest and estate, and all her right and claim of do	freely, voluntarily, and without any the mortgages(s) and the mortgages	efore ma, and each, upen being pri compulsion, dread or fear of any p 's(s') heirs or successors and assig	vately and sep- erson whomse- ins, all her in-
GIVEN under my hand and seal this	$\mathcal{O}_{\mathbf{A}}$	with in you	•
day of Page 1969	(SEAL)	crathy w. Mar	no
Notary Public for South Carolina.	•-		
My Commission Expires J	Recorded March 1	7, 1969 at 9:80 g	. M. #21