- (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 Mortgagee by the 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 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 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 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 make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs of 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 Chumbers or otherwise, appoint a receiver reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged 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
- (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 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 therefore the premise 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 null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein c trators, successors and assigns, of the gender shall be applicable to all gender	contained shall bind, a parties hereto. Whenevers.	and the benefits and advanta or used, the singular shall in	ges shall inure to, the respect cluded the plural, the plural th	ive helrs, executors, adminis- e singular, and the use of any
WITNESS the Mortgagor's hand and s SIGNED, scaled and delivered in the pr	ceal this 7th	day of May	19 69.	
Clelor ty	The	- Wal	lis Frower	(SEAL)
March Sa	nen			(SEAL)
		-		(SEAL)
				(SEAL)
COUNTY OF Greenville	Secure of the second of the se	والمنطقة والمتعارض والمتعا	PROBATE	
seal and as its act and deed deliver the) Personally appeared a e within written instru	the undersigned witness and a ment and that (s)he, with t	nade oath that (s)he saw the w he other witness subscribed al	ithin named mortgagor sign, sove witnessed the execution
SWORN to before mo this 7th dr	sion Expires 1	19 69.	methy le &	ansiy :-
STATE OF SOUTH CAROLINA COUNTY OF Greenville		RENUNCIA	OR WIDOWER	
(wives) of the above named mortgagor(s) did declare that she does freely, voluntar relinquish unto the mortgagee(s) and the of dower of, in and to all and singular			into all whom it may concern ch, upon being privately and any person whomsoever, ren all her interest and estate, a	; that the undersigned wife separately examined by me; ounce; release, and, forever nd all her right and claim
GIVEN under my hand and seal this		THE APPROPER		
day of	19		grander var der der der der der der der der der de	
Notary Public for South Carolina.		(SEAL)		
Recorded May 7, 1969	at 3:19 P.	M., #26609+	Language and the second second	elforens eta errora bistoria.