

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such for ther sums as may be advanced hereafter, at gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to This mortgage shall also secure the Mortgagee for any further loans, advances, roadvances or credits that may be Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amo hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on d unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insur from time to time by the Mortgagee against loss by fire and any oth or hazards specified by Mortgagee, in an ar mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and r renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, an the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mo any policy insuring the mortgaged premises and does hereby authori ze each insurance company concerned to r 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 that it will continue construction until completion without interruption, and should it fail to do so, the Mortg enter upon said premises, make whatever repairs are necessary, including the completion of any construction 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, fi against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations premises.

(5) That It hereby assigns all rents, issues and profits of the mortgaged premises from and after any defau that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged p rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises ar gator and after deducting all charges and expenses attending such proceeding and the execution of its trust 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. the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediately this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortg gagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs an the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on dem 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 secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the term nants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; oth force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the res administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plura and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 10th day of June 1969 SIGNED, sealed and delivered in the presence of:

V.E. Jewell
Kenneth A. Thurston

Jessie Lee Plym
Marguerite H. Al

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw gator sign, seal and as its act and deed deliver the withn written instrument and that (s)he, with the other w witnessed the execution thereof.

SWORN to before me this 10th day of June 1969
Kenneth A. Thurston (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1971

V.E. Jewell

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may signed wifn.(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upo arately examined by me; did declare that she does freely, voluntarily, and without any compulsion, dread or fea ever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagee(s)' heirs or successors tereof and estate, and all her right and claim of dower of, in and to all and singular the premises within ment

GIVEN under my hand and seal this 10th day of June 1969
Kenneth A. Thurston (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1971

Marguerite

Recorded June 11, 1969 at 9:15 A. M., #29629.