80 0. 0

Louise

Louise

The Morigagor further covenants and agrees as follows:

GIVEN under my hand and seal this 20th

ames L

. mi

- (1) That this mortgage shall secure the Mortgages for such fur ther 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 pursuant 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 Mortgages to long as the total indebtendess thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall beer interest at the same rate as the mortgage dash and shall be payable on demand of the Mortgages. 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 Mortgage, capainst loss by fire and any other hazards specified by Mortgage, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgage, and then acceptable to it, and that all such policies and mortgage, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee, 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 nortgaged profinises and does hereby author the each insurance company concreaded in make payment for a loss directly to the Mortgageo, to the extent of the balance owing on the Mortgage dobt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter created in good repair, and, in the case of a construction lean, 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 promises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expense for such repairs or the completion of each construction to the mortgage debt.
- (4) That it will pay, when duo, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions ogainst the mortgaged premises. That it will comply with all governmental and municipal laws and regulations effecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agreed 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 rents to be fixed by the Court in the event stall premises are occupied by the mortents, issues and profits 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 dabt secured hereby.
- (b) 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 Mortgages, all sums than owing by 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 autil involving this Mortgage or the little to the premises described herein, or should the dath secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or collection should be approved by the Mortgages, and a resonable attorney's fee, shall thereupon become does not 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 ulterly null and void; otherwise to remain in full nants of the mor force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure 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 seel this 20th day of SIGNED, seeled gnd delivered in the presence of:  Stanley Patson  Amount	June 19 69.  SEAT Green (SEAL)  Ourse of Arean (SEAL)
James D. McKinney Jr.	Louise G. Green (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF Greenville	the second and such that falls are the within named mark.
gagor sign, seal and as its act and deed deliver the within written in witnessed the execution thereof.	rsigned wilness and made eath that (s)he saw the within named n ort- instrument and that (s)he, with the other witness subscribed above
SWORN to before me this 20th day of June 15	Stantey Betson
Notary Public for South Carolina My common asion expire	es January 1, 1971 Stanley Batson
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
1, the undersigned Notary Public	c, do hereby certify unto all whom it may concern, that the under- did this day appear before me, and each, upon being privately and sep- rify, and without any compulsion, dread or fear of any person whomso- by and the metages 4(cf. belts or successor and assigned, all her in

1. (SEAL) Public for South Carolina, My compilerion expires January 1, 1971 Lo Recorded June 27, 1969 at 4:59 P. M., #31262.