The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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. The 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 indebteness 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 channel of the Mortgager. 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 spirits 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 thereof 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 sutherize 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 crected 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 compty with all governmental and municipal laws and regulations affecting the mortgaged.
- (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 other-

	rents, issues and profits, including a reasonable rental i gagor and after deducting all charges and expenses after the residue of the rents, issues and profits toward the	nding such	by the Court in the	event said premises a			
	(6) That if there is a default in any of the terms, come the option of the Mortgages, all turns then owing by the this mortgage may be foreclosed. Should any legal process become a party of any usif involving this Mortgage or any part thereof be placed in the hands of any afformer the Mortgage, and a reasonable afformer's fee, shall the Mortgage, as part of the debt secured hereby, and may	edings be in e or the title y at law for ereupon beco	istituted for the force to the premises des collection by suit or	ar become immediately sclosure of this mortgi cribed herein, or should notherwise, all costs an	y due and payab age, or should th i the dabt secured	ole, an le Mor I hereb	
	(7) That the Mortgagor shall hold and enjoy the prensecured hereby. It is the true meaning of this instrument ants of the mortgage, and of the note secured hereby, the force and virtue.	mises above that if the at then this	conveyed until there Mortgagor shall full mortgage shall be ut	is a default under this y perform all the term terly nult and void; oth	mortgage or in t ns, conditions, an norwise to remain	the not id cove in ful	
	(8) That the covenents herein contained shall bind, administrators, successors and assigns, of the parties herei and the use of any gender shall be applicable to all gende	ers,	efits and advantages r used, the singular	shall inure to, the reshall included the plura	spective heirs, ex il, the plurat the s	ecutors Ingular	
	WITNESS the Mortgagor's hand and seal this SIGNED, scaled and delivered in the presence of:	day of	uly	19 69.			
	Jones Winsett		Willia	n J. Duy	li_	(SEAL	
	Jald III Saka		Thay a	Il Duck	ur	(SEAL	
	My Commission Expires Jan. J. 1874				١;	(SEAL (SEAL	
	STATE OF SOUTH CAROLINA COUNTY OF Greenville	On will					
	Personally appeared gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof.	the undersi n written in	gned witness and ma strument and that (s	ade oath that (s)he saw s)he, with the other w	the within named	d mort	
\	SWORN to before me this 10 thay of July Notary-Public 105 Souther Addition. (SEAL)	196)	9.	- Winele	et		
	COUNTY OF Greenville		RENUNCIATION	OF DOWER			
	I, the undersigned Nots tigned wife (wives) of the above named mortgagor(s) respectively examined by me, did declare that she does freely, ever, renounce, release and fourer reliquoish unto the meterest and esfate, and all her right and claim of dower of,	, voluntarily	, and without any co	ore me, and each, upon mpulsion, dread or fear	being privately as of any person w	nd sep homso	
ı	GIVEN under my hand and seal this			7 N	A series terested		

1969 1 Mary an Hucker (SEAL) Notary Public for South Carolina, 1971

Recorded July 15, 1969, at 9:30 A.M., #1110.

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