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 pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further leans, advances, rocklyances or credits 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 to advanced shall be a interest at the same rate as the mortgage debt and shall be paide on demand of the Mortgages. unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or herester erected on the mortgaged property insured as may be required (2) that it will keep the improvements now existing or herester eracted on the mortgaged properly insured as may be required from time to limb by the Mortgage against loss by fire and any other hexards specified by Mortgages in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it; and that all such policies and renewais thereof shall be held by the Mortgagee, and they attached therefo loss payable clauses in favor, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby sasign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby suthorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owling 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgage may, at its option, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgage may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That is will pay, when duo, all taxes, public assessments, and other governmental or municipal charges, finas or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) The) it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, and agrees that, should legal proceedings be intilitived pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoints a receiver 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 mort-guper and after deducting all 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 debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covanants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become Immediately due and payable, and this mortgage may be forecised. Should any legal proceedings be instituted for the forecisourse of this mortgage, or should the Mortgagee become a party of any util involving this Mortgage or the till 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 thereupon become due and payable 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 anjoy the premises above conveyed until there is a default under this mortgago 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, the then this mortgage shall be utlerly nutil and of themes to remain in full.

WITNESS the Mortgagor's hand and seal this 30th SIGNED, scaled and delivered in the presence of:	day of April, 1969.			
	Sylvia B. Willer	(SEAL		
JafAM Wald	Sylvia B. Miller	(SEAL		
Margaret R. Harrett	No. 1 Ann. Const. Const. Const. 14th Const	(SEAL		
0		(SEAL		
STATE OF SOUTH CAROLINA	PROBATE			
COUNTY OF GREENVILLE				
Personally appeared t gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof.	the undersigned wilness and made oath that (s)he saw the within written instrument and that (s)he, with the other witness suit.	n named n or scribed abov		
gagor sign, seal and as Its act and deed deliver the within	written instrument and that (s)he, with the other witness sul	scribed abov		
gagor sign, seal and as its act and doed deliver the within wilnessed the execution thereof. SWORN to before me this 30th day of April, (SEAL)	written instrument and that (s)he, with the other witness sul	scribed abov		
gagor sign, seal and as its act and deed deliver the within wilnessed the execution thereof. SWORN to before me this 30th day of April,	written instrument and that (silve, with the other witness sul 1969. Margarel B. Barre	scribed abov		
gager sign, seal and as its act and deed deliver the within witnessed the execution thereof. SWORN to before me this 30th day of April, April, Makes Public for South Carolina (SEAL)	written instrument and that (silve, with the other witness sul 1969. Margarel B. Barre	scribed abov		

aralely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomseever, renounce, release end forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned end released.

GIVEN under my hand and seal this .

day of

Notary	Public	for	South	Carolina.	

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