- That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mort-(I) That this mortishe shall secure the Mortigages for such tur ther sums as may be advanced between the option of the Mortigage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the overants herein. This mortigage shall also secure the Mortigages for any further loans, advances, roadvances or credits that may be made hersafter to the Mortigager by the Mortigages 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 arinterest at the same rate as the mortigage dots and shall be paid on demand of the Mortigager. 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 Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage dolt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewais intered shall be held by the Mortgagec, and have altrached therefo loss payable clauses in fact, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby satign to the Mortgagec the proceeds of any policy insuring the mortgaged primises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagec, 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 crected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at its option, ander upon tald permiss, make whatever repairs are necessary, including the completion of any contriction 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 comply with all governmental and municipal laws and regulations affecting the mortgaged
- (5) That it hereby assigns all rosts, issues and profits of the mortgaged premises from and after any default heraunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judgo having jurisdiction may, at Chambers or other-

	wise, appoint a receiver of the mortisgued premister, with full authority is take possession of which mortisgued premisters and collect the rents, issues and profits, including a reasonable rotal at to be fixed by the Court in the event safe premises are occupied by the morting and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply the realized 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 secured hereby, then, at the option of the Mortgage, all turns then owing by the Moragagor to the Mortgage a shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the fereclosure of this mortgage, or should he Mortgage become a party of any just involving this Mortgage or the sittle to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney of say of say for otherwise, all costs and expenses incurred by the Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, as a part of the dobt secured hereby, and may be recovered and collected thereupon.
	(7) That she 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 mortgago shall be ulterly null and void; otherwise to remain in full force and virtue.
	(8) That the covenents herein contained shall blind, and the bonefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties herein. 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 end seal this 8th day of August 159 SIGNED, sealed and delivered in the presence of:
(John & Walson , Rufus X. Duncan (SEAL)
1	(SEAL)
	(SEAL)
	STATE OF SOUTH CAROLINA PROBATE Greenville COUNTY OF Spartanburg
/	Personally appeared the undersigned wilness and made oath that (s)he saw the within named n ort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.
`	SWORN 19 before the 11th day of August 19 69
/	Notary Public for South Cafolina. BY COMMISSION EXPIRES JAN. 1, 1971
/	STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
	COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, resource, release and florever relinquish unto the mortgage(s) and the mortgage(s) for purchase and allower.

GIVES under my hand and seal this 8th day of August	1969	Shirtung S.	Duncar
John In Del	(SEAL)		
Notary Public for South Caralina			
MY. COMMISSION EXPIRES JAN. 1.	1971 Recorded Aug.	11, 1969 at 1:33 P.	M., #3490.
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