SECTIONS.

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the oversants herein. This mortgage shall also secure the Mortgagee for any further leans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not access the original amount shown on the face where of All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable an demand of the Mortgagee 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 Mortgague against loss by fire and any other hazards specified by Mortgages, in en amount not less than the mortgage delta, or in such anists as may be required by the Mortgage, and not companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and here elitable thereto loss payable clauses in few of, and in form acceptable to the Mortgage, and that it will pay all premiums therefor when due; and that it does hereby saign to the Mortgage the proceeds of any policy inturing the mortgage premiums therefor when due; and that it does hereby saign to the Mortgage the proceeds of any policy inturing the mortgage of processes and does hereby sutherize each insurance company concerned to make payment for a loss directly to the Mortgage, 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 eracted in pood repair, and, in the case of a construction 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 pranias, 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 continuction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impeditions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (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 otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and cellect the rents, issues and profits, including a reasonable rented to be fixed by the Court in the event said premises are occupied by the mort gaper and after adducting all charges and expenses afteredings such preceding and the execution of its trust as receiver, shall apply the realdus 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, a' the option of the Mortgages, all sums then owing by the Mortgages that 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 sult involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any alterney at law for collection by suit or otherwise, all costs and expenses incurred by, the Mortgages, and a reasonable alterney's fee, shall thereupon become due and 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be ulterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall finure to, the respective heirs, executors, administrators, successors and assigns, of the parties herefo. 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 seal this 15th day of g	eptember 19 69
SIGNED, sealed and delivered in the presence of:	11/11/00
Jan Travel Vo	White K. Sun (SHAL)
Detition 1 St.	1 1
The state of the s	(SEAL)
V	(SPAL)
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,	(SPAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	1
Personally appeared the undersions	d witness and made oath that (s)he saw the within named nort-
gagor sign, seal and as its act and deed deliver the within written instru witnessed the execution thereof.	ment and that (s)he, with the other witness subscribed above
SWORN to before me this 15th day of September 19 6	9' P ' ()
Darilla le Lang (SEAL)	X Annel
	7500
My Commission Expires: Vian. 1. 1971.	
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF GREENVILLE	A DONE OF DONE OF
. I, the undersigned Notery Public, do	hereby certify unto all whom it may cencers, that the under-
signed wife (wives) of the above named mortgagor(s) respectively, did the arately examined by me, did declare that she does freely, voluntarily, as	is day appear before me, and each, upon being privately and sep-
ever, renounce, release and forever relinquish unto the mortgagee(s) and terest and estate, and all her right and claim of dower of, in and to all a	the mortgages sign) helps or successors and essions all has in
GIVEN under my hand and seal this	The state of the s
day of September 19 69.	Gennie H. Benni
A = A + A + A + A + A + A + A + A + A +	
Notary Public for South Carolina, (SEAL)	
My Commission Expires: Jan. 1, 1971 Recorded Sept. 18, 1969 at 9:39 A. M., #67	21.
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