1 20

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Most-I net this mortgage shall store the mortgage for even for her arms as may be advanced negative, at the option or the mort-gage, for the payment of taxes, insurance premiums, public assistaments, repairs or their purposes purion 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 by the Mortgages to long as the total indebtedness thus secured does not exceed the original amount shown on the factors hereof. All sums so advanced shall bear interest at the same rate as the mortgage data 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 Mortgages, against loss by fire and any other heared's specified by Mortgages, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgages, and in companies acceptable in, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that I thought here will pay all premiums therefor when due; and that I does hereby suits of the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss in the suits of the balance and the statement of the payment for a loss. directly to the Mortgageo, 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 erected 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 to, the Mortgagee may, at its option, anter 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 comply 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 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 rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such praceeding 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 covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Morgageot the Mortgagee shall become immediately due and payable, and this mortgage may be foreclass. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage become a party of any suit 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 Mortgagee, and a reasonable alterney'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 enjoy the premises above conveyed until there is a default under the marks

secured hereby. It is the true mea nants of the mortgage, and of the force and virtue.	ning of this instru note secured hereb	ment that if they, that then this	e Mortgagor shall full s mortgage shall be ut	perform all the ter erly null and void; o	ms, conditions, and cove- therwise to remain in full
(B) That the covenants herei administrators, successors and assi and the use of any gender shall be	gns, of the parties	i hereto. Whene	onefits and advantages ver used, the singular s	shall inure to, the r hall included the plui	espective helrs, executors, al, the plural the singular,
WITNESS the Mortgagor's hand ar SIGNED, scaled and delivered in the Marian Sail of Sai	he presence of:	19th day of	December	1969 B M.	0.
Ronald & Elwa	2 (((())		Namey By Ed	wards	(SEAL)
Monded K Estur					(SEAL)
	· · · · · · · · · · · · · · · · · · ·	<del></del>			(SEAL)
					(SEAL)
STATE OF SOUTH CAROLINA	1		PROBA	TB .	
COUNTY OF GREENVILLE					
gagor sign, seal and as its act and witnessed the exception thereof.  SWOON to before me this 19th	deed deliver the	within written	rsigned witness and mainstrument and that (	ide oath that (s)he sa s)he, with the other	w the within named nort- witness subscribed above
Palkosan	0		Pi	Hart far	)
Notary Public for South Carolinto	lary Public, South Carol		Xunao	· XIM Jan	<i>7</i> <b>q</b> .
STATE OF SOUTH CAROLINA	Ny Commission Espites.	'scpl 77, 1977.	, RENUNCIATION	OF DOWER	
COUNTY OF	<b>\</b>	•	WOMAN MORTO	AGOR ,	
signed wife (wives) of the above r arately examined by me, did decl ever, renounce, release and foreve, terest and estate, and all her right	named mortgagor(s) are that she does r relinguish unto t	). respectively, o freely, voluntar the mortgagee(s	did this day appear bef lify, and without any co l. and the mortgages's	ore me, and each, upo mpulsion, dread or fe s') heirs or successor	ar of any person whomse-
GIVEN under my hand and seal th	ils :			,	100
day of	19		· . · <del></del>		
		(SEAL)			
Notery Public for South Carolina.			•		
Recorded Dec. 23, 19	69 at 9:14	A. M., #1	ւկկ06•		