- (1) That this mortgage shall secure the Mortgages for such fur they sums as may be advanced hereafter, at the option of the Mort-(1) That this mortgage that secure the mortgage for such for first sums as may be advanced netwerfar, at the option of the coverants, herein. This mortgage shall also secure the Mortgages for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgages shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages of the Mortgages or to long as the total Indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall boar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages. unless otherwise provided in writing.
- (2) That it will keep the improvaments now existing or hereafter eracted on the mortgaged property insured as may be required from time to lime by the Mortgage, against loss by tire and any other hexards specified by Mortgage, in an amount not less than the mortgage dolt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgage, and have effected therefo loss payable clauses in favor of, and in form acceptable to the Mortgage, and that I will be yet all premiums therefor when due; and that I will be mortgage the Mortgage the proceeds of any policy insuring the mortgage of proceeds of any policy insuring the mortgage of the extent of the balance owing on the Mortgage dolty, whether due or not.
- (3) That it will keep all improvements now existing or hereafter crecked 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 Mortgagee may, at its option, enter upon said premises, make wholever 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 duo, 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 nramicae
- (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 judgo 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, a' the option of the Mortgages all sums then owing by the Moragagorto the Mortgages shall become immediately due and payable, and this mortgage may be foreclosed. Should any tegal proceedings be instituted for the foreclosure of this mortgage, or should the Mort.

(7) That the Mortgager shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the secured hereby, it is the true meaning of this instrument that if the Mortgager shall fully perform all terms, conditions, and consists of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in force and virtue. (8) That the covenents herein contained shall blind, and the benefits and advantages shall incre to, the respective heirs, execular and the use of any gender shall be applicable to all genders.	
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	PROBATE
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	
COUNTY OF GREENVILLE Personally appeared gagor sign, seal and as its act and deed deliver the with	nd the undersigned witness and made oeth that (s)he saw the within named n hin written instrument and that (s)he, with the other witness subscribed abo
COUNTY OF GREENVILLE	hin written instrument and that (s)he, with the other witness subscribed abo
gagor sign, seel and as its act and deed deliver the with witnessed the execution thereof. SWORN to before me this 29th day of Januar	hin written instrument and that (sihe, with the other witness subscribed above $_{19}70$
COUNTY OF GREENVILLE Secondary opposed gagor sign, seal and as its act and deed deliver the with witnessed the execution thereof. SWORN to before me this 29th day of Januar	thin written instrument and that (sihe, with the other witness subscribed above 1970 AL) Daux A. Carrier
COUNTY OF GREENVILLE S Personally appeared gagor sign, seal and as its act and deed deliver the with wilnessed the execution thereof. SWORN to before me this 29th day of Januar Notice Bublister South Carolina (SEA)	hin written instrument and that (sihe, with the other witness subscribed above $_{19}70$

ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all hiterest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

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(SEAL)

Notary Public for South Carolina,

day of

Recorded January 29, 1970 at 11:50 A. M., #16862.

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