- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, 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 loans, advances, recoveres or credits that may be made heraelter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hareof. All sums so advanced shall bear interest at the same rate as the mortgage dabt 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 (2) That it will keep the improvements now existing or hereafter excited on the mortgaged property insured as may be required from time to lime by the Mortgage capital loss by fire and any other hexards specified by Mortgage, in an amount not less than the mortgage debt, or in such amounts or 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 Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby suiting the Mortgages of any policy insuring the mortgaged promises and does hereby suitherize each insurance company concerned to make payment for a loss directive to the Mortgages to the extent of the balance owing on the Mortgages to the extent of the balance owing on the Mortgages to the extent of the balance owing on the Mortgages debt whater due or not 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 crecked in good repair, and, in the case of a construction lean, that will confine construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, ander upon said promises, 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 duo, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the morigaged premises. That it will comply with all governmental and municipal lows 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 interfement, and pursuant to the mortgaged premises from an arrier any derault nearwheat, and against the proceedings be instituted pursuant to this limitoment, any ludge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises and collect the result, sausse and profilis, including a reasonable rental to be fixed by the Court in the event said premises and collect the result, sale of the result, sale of the care of the court in the event said premise are occupied by the mortgager and after deducting all charges and exponses strending such preceeding and the execution of its trust as receiver, shall apply the residue of the craft, issues and profilis toward the payment of the debt secured hereby.
- (6) That if there is a default in any of the ferms, conditions, or covenants of this mortgage, or of the note secured hereby, then, a' the option of the Mortgagea, all sums then owing by the Mortgagea 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 Mortgagea become a party of any suit involving this Mortgage or the title to the premises described herein, or should the dabt 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 Mortgagea, and a reasonable attorney's legs, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagea, 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 performs the terms, conditions, and cover-nants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly notil and void otherwise to remain in full
- (8) That the covenants harein contained shall bind, and the bonefits and advantages shall inure to, the respective heirs, executors, and satigns, of the parties hereto. 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 VE SIGNED, sealed and delivered in the presence of:	1 Surice to the ist	EAL.
Jennetta Afferstow	(58	EAL
	(58	EAL
	(55	EAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE	
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof.  SWORN to before methis V & day of Jane	ared the undersigned wilness and made oath that (s)he saw the within named n within written instrument and that (s)he, with the other witness subscribed al	ı ort bove
T. #1176 1.	SEAL) The Lawrelled	
STATE OF SOUTH CAROLINA COUNTY OF Greenville	-XHO+Applicable-X RENUNCLATION OF DOWER	

I, the undersigned Notary Public, do hereby certify unto all whom it may canoare, that the undersigned wife (wives) of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does feetly voluntarity, and without any compulsion, decad or fear of any person whomose
ever, renounce, release and forever refinquish unto the mortgages(s) and the mortgages(sf) heirs or successors and assigns, all her interest and attack, and all her right and claim of dower of, in and to all and singular the premises withmentioned and released.

GIVEN	under	my	hand	and	ten	this
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day of			19					
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	4.5			(SEAL)				
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Recorded February 2, 1970 at 10:00 A. M., #17126.