- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mort gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any, further loans, advances, roadvances or credits that may be made hereafter to the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face unless otherwise and shall be a interest at the same rate as the mortgage debt and shall be payable on 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 Mortgagec against loss by fire and any other hazerds specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to any policy insuring the mortgaged premises and does hereby authorize each insurance company conference to make payment for a loss directly to the Mortgages to the extent of the halance of the Mortgage debt whether due of the mortgage to the extent of the halance of the Mortgage debt whether due of the make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due of not.
- 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 so, the Mortgagee may, at its option, enter 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 mortgaged premises and expenses attending such preceeding 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 Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall 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 Mortgagee 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 atforney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney'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 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 utterly null and void; otherwise to remain in full

VITNESS the Mortgagor's hand and seal this IGNED, sealed and delivered in the presence of	day of	mari.	19,70:	
Search sealed and delivered in the presence of		- Bade	TAI	11
36 H D 77	1	in a few	2 980	(SEA
lemin Wifflion	Grand	· / lancy	- Hellon	(SEA
· · · · · · · · · · · · · · · · · · ·	i i i i i i i i i i i i i i i i i i i			(SEA
			• .	(9EA
ATE OF SOUTH CAROLINA	- 84	PROBATE	•	
ANTE OF ODDERWAY			· · · · · · · · · · · · · · · · · · ·	
gor sign, seal and as its act and deed deliver these at the execution thereof. ORN to before me this day of	Pas. 19	rsigned witness and made instrument and that (s)he	oath that (s)he saw, with the other wi	the within named no thouse subscribed abo
gor sign, seal and as its act and deed deliver thesses the execution thereof. Offin to before me this 2 day of 3	2021. 19	70	oath that (s)he saw, with the other wi	the within named no those subscribed abo
Personally gor sign, seal and as its act and deed deliver inessed the execution thereof. ORN to before me this day of tary Public for South Carolina, MY COMMISSION	2021. 19	1971	, with the other, wi	the within named no these subscribed abo
Personally gor sign, seal and as its act and deed deliver thessed the execution thereof. ORN to before me this day of tary Public for South Carolina. MY COMMISSION ATE OF SOUTH CAROLINA	2021. 19	70	, with the other, wi	the within named no thouse subscribed abo
thessed the execution thereof. VORIN to before me this day of the commission of the	(SEAL) (SEAL) (EXPIRES JANUARY 1, signed Notery Public, gor(s) respectively, d does freely, voluntari	RENUNCIATION OF	DOWER all whom it may come, and each, upon ulsion, dread or fear	process, that the undi- being privately and as of any person whom
personally gor sign, seal and as its act and deed deliver thessed the execution thereof. VORN to before me this day of the arrange of the execution thereof. ATE OF SOUTH CAROLINA COMMISSION GREENVILLE I, the understand wife (wives) of the above named mortganest with examined by min did declare that she was the seal of the same of the seal of the same of the seal of the same of the sam	(SEAL) (SEAL) (EXPIRES JANUARY 1, signed Notery Public, gor(s) respectively, d does freely, voluntari	RENUNCIATION OF do hereby certify unto lid this day appear before ty, and without any comp and the mortgagee's(s') all and singular the pre-	DOWER all whom it may come, and each, upon ulsion, dread or tear heirs or successors in less within mention	process, that the under being privately and as of any person whom
Personally gor sign, seal and as its act and deed deliver thessed the execution thereof. ORN to before me this day of tary Public for South Carolina. MY COMMISSION ATE OF SOUTH CAROLINA UNTY OF GREENVILLE I, the unders and wife (wives) of the above named mortgally examined by me, did declare that she of the examined by me, did declare that she of the carolina state of	(SEAL) (SEAL) (EXPIRES JANUARY 1, signed Notery Public, gor(s) respectively, d does freely, voluntari	RENUNCIATION OF do hereby certify unto lid this day appear before ty, and without any comp and the mortgagee's(s') all and singular the pre-	DOWER all whom it may come, and each, upon ulsion, dread or fear	noern, that the und being privately and a of any person privately.