The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further 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 covenants herein. This mortgage shall also secure the Mortgagee for any further losns, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest as the same rate as the mortgage debt and shall be payable on demand of the Mortgagee upless 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 Mortgagee against loss by fire and any other hazards specified by the Mortgagee, 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 the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, 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 so, the Mortgages 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 impositions againt the mort-gaged 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 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 proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issue 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be fore-closed. 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 attorney 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void: otherwise to remain in full force and virtue.

of the note secured hereby, that then this mortgage  (8) That the covenants herein contained shal successors and assigns, of the parties hereto. When shall be applicable to all genders.	l bind, and the benefits and advant, ever used, the singular shall include		
WITNESS the Mortgagor's hand and seal this	•	•	70
SIGNED, scaled and delivered in the presence	of:	liff River	CODATA
Seamont & M.			(SEAL)
Slavnette Dellens		,	(SEAL)
			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA	4	PROBATE	
COUNTY OF GREENVILLE			
gagor sign, seal and as its act and deed deliver witnessed the execution thereof.		and made oath that (s) he, and that (s) he, with the other	aw the within named mort- r witness subscribed above
SWORN to before me this 30th day of	•		_
Notery Public for South Carolina.		THIMAN	<u></u>
STATE OF SOUTH CAROLINA	RENUM	CIATION OF DOWER	
COUNTY OF GREENVILLE	gned Notary Public, do hereby	certify unto all whom it me	w concern that the under-
signed wife (wives) of the above named mortg separately examined by me, did declare that sh whomsoever, renounce, release and forever reliall her interest and estate, and all her right and leased.	agor(s) respectively, did this da e does freely, voluntarily, and nquish unto the mortgagee(s) a	y appear before me, and each without any compulsion, dre nd the mortgagee's(s') heirs	n, upon being privately and ad or fear of any person or successors and assigns.
GIVEN under my band and seal this  Other day of Applia		Kate R Pina	*14
Cylind to the	(SEAL)		
Notary Public for Couth Carolina.	1 2070 -1-17-20	W #22840	
y commission exhibitional May	1, 1970 at 11:22 A.	M., #23060.	8 हैं हैं
TATE OF SOUTH CAROLINA COUNTY OF GREENVILLE			
For value received	hereby ass	ign,	
Beth Ward	Jerry		
he within in regage and the note		res,	
his, the 18 day of June	A. D. 19	70	
	Robert L. P.	ary III	
the presence of	<u> </u>		
Ruly W. mc G	arter		
Evelyn Godda	rd		
assignment files	and record	led June 18	,1970, at
Carry day 1 27	104		