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 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 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 Mortgagee against loss by fire and any other hazards specified by 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 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 premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a receiver reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the
- (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 Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be volving 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 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 Mortgager 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 Mortgager 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.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any

WITNESS the Mortgagor's hand and seal this Stocked, sealed and delivered in the presence of:  Why Manual Color Dillard Sam Yancey (SEAL)  Frances Holtzclaw Mary W. Yancey (SEAL)  STATE OF SOUTH CAROLINA (SEAL)  STATE OF SOUTH CAROLINA (SEAL)  Fresonally appeared the undersigned witness and made eath that (s) he saw the within named mortgagor sign, thereof.  SWONN to before me this ofth day of July 19 70  Mary Fablic for South Carolina (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA	gentier smart be applicable to an genders.	of any
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgager sign. thereof.  SWORN to before me this 6th day of July 19 7Q  County of Green this 6th day of July 19 7Q  County of Green this 6th day of July 19 7Q  County public for South Carolina.  Mic Chiminission Expires: 9/15/79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did active that she does freely, voluntarily, and without any compution, dread or fear of any person whomseever, and separately examined by me, and care unto the mattengage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim and to bil and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  Jaly 19 7Q  Marry W. Yancey  Notary Public for South Carolina.  (SEAL)	SIGNED, sealed and delivered in the presence of:	July 19 70.
Frances Holtzclaw  Mary W. Yancey  Ji Gray in fairney  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that (s) he saw the within named mortgagor sien. Thereof.  SWORN to before me this 6th day of July 19 70  Mucces Hally (SEAL)  Solary Public for South Carolina.  Mr Commission Expires: 9/15/79  STATE OF SOUTH, CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and widy, did this day appear before me, and each, upon being privately and separately examined by me, clinquish unto the mortgage (s) and the mortgage (s) enters or uncersors and assigns, all her interest and estate, and all her right and claim of dower of, in and to bill and singular the premises within mentioned and released.  Notary Public for South Carolina.  19 70  Mary W. Yancey  Mary W. Yancey  Notary Public for South Carolina.  9/15/79  Notary Fublic for South Carolina.  9/15/79		(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (3) he saw the within named mortgagor sign, thereof.  SWORN to before me this 6th day of July 19 70  County Fablic for South Carolina.  Notary Fablic for South Carolina.  We Commission Expires: 9/15/79  STATE OF SOUTH, CAROLINA  COUNTY OF GREENVILLE  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, collection of dover of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6th  day of July 10 70  Warry W. Yancey  NStany Fublic for South Carolina.  (SEAL)  STATE OF SOUTH, CAROLINA  RENUNCIATION OF DOWER  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, clinquish unto the martgage(s) and the mortgage(s) het so resuccessors are assigns, all her interest and estate, and all her right and claim day of July 10 70  Mary W. Yancey  NStany Fublic for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	Draws B Selleelow	1000)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign. seal and acriss act and dood dolliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 6 th day of July 19 70  We County of Green and the continuation of the county public for South Carolina.  We Commission Expires: 9/15/79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntary and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinguish unto the martgage of the mortgage of the interest and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within menuloned and released.  CIVEN under my hand and seat this 6 th  Jav of July 19 70  Mary W. Yancey  Recorded July 6, 1970 at 3:39 P. M., #368.	Frances Holtzclaw	rially we railcey
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, thereof.  SWORN to before me this 6th day of July 19 70  Purcels Adelly (SEAL)  Sotary Public for South Carolina.  We Chimmission Expires: 9/15/79  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dower of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  day of July 19 70  Mary W. Yangey  Recorded July 6, 1970 at 3:39 P. M., #368.		(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgager sign, seal and or its act and doed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 6th day of July 19 70  Polymore of the south Carolina.  We Chimmission Expires: 9/15/79  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me relinquish unto the martgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim clives under my hand and seal this 6th  day of July 19 70  Advanced Survey  (SEAL)  Notary Public for South Carolina.  (SEAL)		(SEAL.)
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor, sign, seal and or its act and doed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution sworn to be fore me this 6th day of July 19 70  Polymore of the south Carolina.  We Chimmission Expires: 9/15/79  STATE OF SOUTH, CAROLINA  COUNTY OF GREENVILLE  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, cliniquish unto the martgage(s) and the mortgagor(s) in successors and assigns, all her interest and estate, and all her right and claim day of July 19 70  Advisor of the south Carolina.  (SEAL)  STATE OF SOUTH, CAROLINA  RENUNCIATION OF DOWER  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the martgage(s) and the mortgagor(s) in the country of dower of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  Aday of July 19 70  Mary W. Yancey  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	STATE OF SOUTH CAROLINA	<del></del>
Sword of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, linking the claim of the sword and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dower of, in and to all and singular the premises within mentioned and released.  Notary Fublic for South Carolina.  MF Commission Expires: 9/15/79  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the mortgager(s) and the mortgager(s) beirs or successors and assigns, all her interest and estate, and all her right and claim day of July 19 70  Mary W. Yancey  Recorded July 6, 1970 at 3:39 P. M., #368.	(.	PROBATE
Stary Public for South Carolina.  Note Commission Expires: 9/15/79  The undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, relaise and forever of dover of, in and to all and singular the premises within mentioned and released.  Starte of South Carolina.  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  (wives) of the above named mortgage(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dover of, in and to all and singular the premises within mentioned and released.  Civen under my hand and seal this 6 th  Advanced Advanced (SEAL)  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	Decree 11	ritness and made oath that (s)he saw the within named mortgagor sign, )he, with the other witness subscribed above witnessed the execution
State of South Carolina.  State of South Carolina  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dower of, in and to all and singular the premises within mentioned and released.  Civen under my hand and seal this 6 th  July 19 70.  Mary W. Yancey  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	cuoniti ta Calabara Calabara	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever of dover of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this 6 th  day of July 19 70.  Advance of South Carolina.  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.		Ilam Duen -
(wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dower of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  Adv of July 19 70  We Commission Expires: 9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	Sotary Public for South Carolina.  Mr Chimmission Expires 9/15/79	Adhn Dillard
(wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dower of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  Adv of July 19 70  We Commission Expires: 9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	STATE OF SOUTH CAROLINA	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dover of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  day of July 19 70  Mary W. Yancey  Notary Public for South Carolina.  (SEAL)  Recorded July 6, 1970 at 3:39 P. M., #368.	Transfer of the second of the	RENUNCIATION OF DOWER
du declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever of dover of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this 6 th  day of July 19 70.  Mary W. Yancey  Notary Public for South Carolina.  Notary Public for South Carolina.  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	<i>y</i>	hu anata a sa
day of July 19 70.  Mary W. Yancey  Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	(wives) of the above named mortgagor(s) respectively, did this day appear before did declare that she does freely, voluntarily, and without any compulsion, dread relinquish unto the mortgage(s) and the mortgagee's(s') heirs or successors an of dower of, in and to all and singular the premises within mentioned and reli	or certify unto all whom it may concern, that the undersigned wife me, and each, upon being privately and separately examined by me, or fear of any person whomsoever, renounce, release and forever and assigns, all her interest and estate, and all her right and claim
Notary Public for South Carolina.  9/15/79  Recorded July 6, 1970 at 3:39 P. M., #368.	CIVEN under my hand and seal this 6 th	Lascu.
Recorded July 6, 1970 at 3:39 P. M., #368.	Elina Billon To	Mary W. Yancey
11	workly rubile for South Carolina.	
WE TO SEE OF THE SEE OF SEE	Recorded July 6, 1970 at 3:39 P. M., #3	368.
	PACE OF THE RESERVE OF THE PACE OF THE PAC	SECO SI



