BOOK 1168 MR 580

The Merisager further covenants and agrees as follows:

- (1) That this mortgage shall searce the Martingase for such targing passes at may be absenced hardway, at the spring of the games of the Martingage for the payment of taxes, incurrence promises, public assessment, repetra or other purposes pursued to the exceeded hardway. This mortgage shall also secure the Martingages for any further learn, advance, readmances or excess that may be made hereafter to the Martingager by the Martingages so long as the total industriances there secured does not exceed the original assessed shown as the learner. All sures as advanced shall hear interest at the same rate as the mortgage doct and doct in graphs or drawned of the Martingage unless otherwise provided in writing.
- (2) That it will keep the improvements new existing or hereefter erested on the mertaged property hearted as may be regarded from time to time by the Mertageae against less by fire and easy other hearted specified by Martageae, in an amount may less than the mertage dobt, or in such amounts as may be required by the Martageae, and in companies asseptible to II, and that all such policies and renewals thereof shall be held by the Martageae, and here affected thereto less payable alsones in teror of, and in term asseptible to the Mertageae, and that it will pay all promisers therefor when they are not that it will pay all promisers therefor when they insuring the mertageae, and that it will pay all promisers therefore when they insuring the mertageae premises and does hereby authorize company entering the make payment for a less directly to the Mertageae, to the extent of the belease swing on the Mertageae dobt, whether does or not.
- (2) That it will knop all improvements new existing or horsefter erected in pool repair, and, in the case of a construction that it will continue construction until completion without interruption, and about it fall to do so, the Merigages may, at its option enter upon said premises, make whetever 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 dish.
- (4) That it will pay, when due, all takes, public assessments, and other jovernments or municipal charges, fines or other impedients against the mortgaged premises. That it will comply with all governments and municipal lows and regulations effecting the martinged premises.
- (5) That it hereby assigns all rents, issues and profits of the merigaged promises from and ofter any defect hereunder, and agrees that, should logal proceedings be instituted pursuent to this instrument, any judge having jurisdiction may, at Chembers or otherwise, appoint a receiver of the merigaged promises, with full arthority to take presented of the merigaged promises and extent the rents, issues and profits, including a reasonable result to be fixed by the Court in the event said pruntess are excepted by the storage and after deducting all charges and expenses attending such presenting and the execution of its trust as resolver, 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, of the option of the Mortgages, all sums then ewing by the Moragages to the Mortgages shall become immediately due and psychia, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this martgage, or should the Mortgage become a party of any suit involving this Mortgage or the title to the promises 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 insurred by the Mortgages, and a reasonable attorney's fee, shell thereupon become due and psychol immediately or an demand, at the aption of the Mortgages; as a part of the debt secured hereby, and may be reservered and exilected hereunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this margage or in the mote secured herdry. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the forms, and severants of the injuring and of the note secured hereby, that then this mortgage shall be utterly sull and void; otherwise to remain in full force and virtig.

(8) That the covenants here administrators successors and assessed the use of any gender shall be	in centained shall bind, and the bi igns, of the parties berete. Whose a applicable to all genders.	mofits and advantages shall in our wood, the singular shall in	inure to, the respective heirs, essenti sciede the plural, the plural the singul	£3,
WITHESS of Aprinoger's hand ar SIGNED, salidal and delivered in t	nd seef this 9th day of the presence of:		1970. Cevalisa (51)	
Sal 7. 4	Je-	Dosis le g		L)
			(SEA	iL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville		PHORATE		
gagor sign, seal and as its act and	Personally appeared the under I deed deliver the within written	rsigned witness and made or instrument and that (s)he, t	th that (s)he saw the within named me with the other witness subscribed abo	174 174

sagor sign, seel and as its act and deed deliver the within written instrument and that (a)he, with the other witnessed the execution thereof

SWORN to before me this 9 th day of October

(SEAL)

Notary Public for South Carolina

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

i, the undersigned Netary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mertgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the date frosty, velontarily, and without any computation, dread or fear of any person whentenever, renounce, release and ferever relinquish unto the mortgages(s) and the mertgages's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the promises within mentioned and released.

9th level October 19 70.

Pota K. Goldon 19 70.

Recorded Oct. 7, 1970 at 11:00 A. M. #8350.