- (1) That this mortgage shall secure the Mortgagee 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 Mortgagee for any further loans, 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 before. 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 Mortgaged 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 promises 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its eptien, 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 taws 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 promises 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 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 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 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 Mortgagor shall hold and enjoy the premies 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 ulterly 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 gender shall be applicable to all genders.

BY: R R Leggett, President (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wirness and made cath that (s)he saw the within named northwise accuration thereof. WORN to before me, this 318 day of December 19 70. County OF GREENVILLE RENUNCIATION OF DOWER NOT REQUIRED (SEAL) RENUNCIATION OF DOWER NOT REQUIRED (STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understated wife (wives) of the above named mortgagors) respectively, did this day appear before me, and each, upon being grivelety and separately examined by me, did declare handshows fresh productively, and without any compulsion, dread or fear of any person where, renounce, release and developed the mortgagors of the mo	WITNESS the Mortgagor's hand and seal this 3181 day of December ROTAL CONSTRUCTION COMPANY	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE of south Carolina Personally appeared the undersigned wilness and made oath that (a)he saw the within named northwinessed the execution thereof. SWORN to before methis 31s day of December 19.70. STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancers, that the undersigned wife (wives) of the above named mortagon(s) respectively, did this day appear before me, and each, upen being privately and early examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whemperson, release and forever relinquish unto the mortagoe(s) and the mortagoe(s) (s) help of the promises within mentianed and released. GEAL) Notary Public for South Carolina. (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL)	SIGNED, sealed and delivered in the presence of:	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE pagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named northwinessed the execution thereof. WORN to before me this 31stday of December 19.70. County Public for South Carolina. COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whenever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) here or successors and assigna, all her invested and seal this day of December 19.70 (SEAL) (SEAL) (SEAL) (SEAL)	R H Lecett President	(SEAL)
STATE OF SOUTH CAROLINA Personally appeared the undersigned wilmess and made eath that (s)he saw the within mamed north instrument and that (s)he, with the other witness subscribed above wilnessed the execution thereof. SWORN to before methis 318 day of December 19 70. SWORN to before methis 318 day of December 19 70. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understally examined by me, did dactare that she does freely, voluntarity, and without any compulsion, dread or fear of any person whemever, reasses and forever relinquish unto the mortgagee(s) and the mortgagee(s) more or successors and assigns, all her inversity under my hand and seel this day of December 19 70 (SEAL) VOLUNTY OF GREENVILLE (SEAL) (SEAL) (SEAL) (SEAL) (SEAL)	Buchara N. Coul	_ (SEAL)
Personally appeared the undersigned witness and made outh that (s)he saw the within named north spacer sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before methis 31stday of December 19.70. Washington South Carolina. RENUNCIATION OF DOWER NOT REQUIRED STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understated wife (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, voluntarity, and without any compulsion, dread or fear of any person whemever, renounce, release and forear realinquish unto the mortgages(s) and the mortgages(s) hers or successors and assigns, all her inversal and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Wotary Public for South Carolina.		(SEAL)
Personally appeared the undersigned witness and made oath that (a)he saw the within named north- pagor sign, seal and as its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 31s total of December 19.70. Wotary Public for South Carolina. My Commission Expires: 1/471 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understand wife (wives) of the above named mortgagor(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 whenever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her in- stream destate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Notary Public for South Carolina. (SEAL)		(SEAL)
Personally appeared the undersigned witness and made eath that (s)he saw the within named north pager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 31stasy of December 19.70. Working Public for South Carolina. My Commission Expires: 1/1/71 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and server, rangunce, release and forever ralinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her increase and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Notary Public for South Carolina. (SEAL) Notary Public for South Carolina.	STATE OF SOUTH CAROLINA PROBATE	
pagor, sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 31s tday of December 19.70. Constry Public for South Carolina. RENUNCIATION OF DOWER NOT REQUIRED I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the understately examined by me, did declars that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomselver, renounce, release and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Notary Public for South Carolina. (SEAL)	COUNTY OF GREENVILLE	
Notary Public for South Carolina. My Commission Expires: 1/1/71 STATE OF SOUTH CAROLINA I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(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 whemsever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s(s') helps or successors and assigns, all her inverse and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of December 19 70 (SEAL)	gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscrib witnessed the execution thereof. SWORN to before me this 318 tax of December 19.70.	ned nort- ed abeve
I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her inverse and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of December 19 70 (SEAL)	5 11 Court Court Courter	
I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her inverse and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of December 19 70 (SEAL)	A RESUMPLIATION OF POWER	
day of December 19 70	I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that it signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person processes and forever religiously unto the mortgages(s) and the mortgages(s) heirs or successors and easiers, a	y and sop whemse If her in-
Notary Public for South Carolina.	GIVEN under my hand and seel this	
Notary Public for South Carolina.	day of December 19 70	
		· · ·
	Notary Public for South Carolina. Recorded Dec. 31, 1970 at 11:48 A. M., #15266.	