The Mortgagor further covenants and agrees as follows:

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- (1) That this mortgage shall secure the Mortgagee for such for ther sums as may be advanced hereafter, at the aption of t gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes purposes to the evenenth. This mortgage shall also secure the Mortgagee for any further leans, advances, readvances or credits that may be made hereaft. Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shows on hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgage actions mortifall in mortifall. 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 Mertgagee, 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 less 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 less that it will continue construction until completion without interruption, and should it fall 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, as charge the expenses for such repairs or the completion of such construction to the mortgage dobt.
- (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, 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 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 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 force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs

Torney, W. Lowe, Jr. Forney, W. Lowe, Jr. Bobbie L. Lowe (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wilmess and made ceth that (s)he saw the within named north and the securion thereof. SWORN to before me this 9th day of February 1971 Mostery Public for South Carolina. My Costantiscion Expires: Aug. 14, 1070 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without personal of the above named mortgager(s) and the mortgages(s) heirs or successors and assigns, all her invested and salts, and all her right and claim of dowe; of, in and to all and singular the premise within mentianed one released. My Commission Expires: Aug. 14, 1979 Recorded Feb., 10, 1971 at 12:39 P. M., #18533.	WITNESS the Mortgagor's hand and SIGNED, sealed and delivered in the		ef February	1,71	
Bobbie L. Lowe (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within marked next- witnessed the execution thereof. SWORN to before me this 9th day of February 1971 My Commission Expires: Aug. 14, 1070 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 whomse- very; renounces, release and forever relinquish unto the mortgagoe(s) and the mortgage(s) here are successors and assigns, all her in- very and estate, and all her right and claim of dower of, in and to all and singular the premises within mentlened and released. GIVEN under my hand and seal this 9th Aby of February 1971 Bobbie L. Lowe Westery Public for South Carolina. My Commission Expires: Aug. 14, 1979 My Commission Expires: Aug. 14, 1979	may f. m.	arte.	- Trim Forne	y W. Lowe Jr	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named n erigager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the either witness subscribed above witnessed the execution thereof. SWORN to before me this 9th day of February 1971 May Commission Expired: Aug. 14, 1070 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 understant of the state of the search of the search of the search of the retrienguish unto the mortgage (s) and the mortgage (s') heirs or successors and assigns, all her inverse and cately, and all her right and claim of down; of, in and to all and singular the premises within mentianed and released. My Gormanication Fruitness. Aug. 14, 1979 (SEAL) My Commission Fruitness. Aug. 14, 1979 (SEAL)	Hough H. East		Bobbi	e L. Lowe	
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gagor 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 9th day of February 1971 SEAL) Notary Public for South Carolina. My Commission Empires: Aug. 14, 1979 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, 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 whomsever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) hers or successors and assign, all her interest 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 9th Solute GIVEN under my hand and seal this 9th Solute SEAL) My Commission Expires: Aug. 14, 1979 My Commission Expires: Aug. 14, 1979		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PRO	BATE	
Notary Public for South Carolina. My Commission Expires: Aug. 14, 1978 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 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 whomsever, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe'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 One of the south Carolina. My Commission Expires: Aug. 14, 1979 (SEAL)	jagor sign, seal and as its act and de vitnessed the execution thereof.	sed deliver the within wri	tten instrument and the	made oath that (s)he saw the t t (s)he, with the other witness	within named n ort- subscribed above
RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upen being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(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 premises within mentioned and released. GIVEN under my hand and seal this 9th GIVEN under my hand and seal this 9th GEAL) Motory Public for South Carolina. Motory Public for South Carolina. Motory Public for South Carolina.	Hotary Public for South Carolina.	(SEAL)		ary A. Mari	ti:
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