The Mortgagor further covenants and agrees as follows:

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- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or condits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on dessend of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter excited on the mortgaged property insured as may be required from time by the Mortgagee against loss by fire and any other heards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, 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 Mortgages, to the estant 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 premiess, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expanses 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, 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 proceeding 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the forecloser 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 atterney 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 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 wirtue.
- (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 include the plural, the plural the singular, and the use of any

gender shall be applicable to all genders.	
WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:	
Caul Dosler IN mpose	(SEAL)
Landra M. Budwell	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	The second se
COUNTY OF GREENVILLE	
sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribtion thereof.	the within named mortgagor ed above witnessed the execu-
sworn to before me this 26th day of Rebruary 19 71	n Rodinen
Notary Public for South Carolina.  My Commission Expires: 4/7/79	y p. w. rouroco
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	OT MARRIED
I, the undersigned Notary Public, do hereby certify unto all whom it may conce (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privatel me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever relinquish unto the mortgagee(s) and the mortgagee(s') heirs or successors and assigns, all her interest and estate of dower of, in and to all and singular the premises within mentioned and released.	y and separately examined by er, renounce, release and for-
CIVEN under my hand and seal this	
day of February 19 71	
Notary Public for South Carolina.	
My Commission Expires: 4/7/79 Recorded March 1, 1971 at 3:37 P. M.	;= <del>#</del> 20084.
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