The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereefter, at the option of the Morrgage, 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 leant, advances, readvances or credits that may be made hereafter to the Mortgagee 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 domand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged preperty insured as may be required from time to time by the Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged 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 Mortgaged, to the extent of the balance owing on the Mortgage dobt, 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 Mertgages may, at its option, 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 mertgage debt.
- (4) That it will pay, when duo, 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 merigaged 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 Moragagorts 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 Meritage 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 Mertgager shall hold and enjoy the premises above conveyed until there is a default under this mertgage 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; etherwise 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.

| WITNESS the Mertgager's hand and seel this 26th day SIGNED, sealed and delivered in the presence of:  | of February 19 71.   |
|---|--|
| margaret R. Harrest   | James R. Hall (SEA)  |
| Full all  | (SEA)  |
|   |  |
|   | (SEAL  |
|   | (SEAL  |
| STATE OF SOUTH CAROLINA   | PROBATE  |
| COUNTY OF GREENVILLE  |  |
| Personally appeared the u   | indersigned witness and made eath that (s)he saw the within samed ner<br>ten instrument and that (s)he, with the other witness subscribed above  |
| witnessed the execution thereof.  |  |
| SWORN to before me this 26thday of February   | 1971. Margaret R. Barrest  |
| Relay Commission Expires: 11/4/80   |  |
| Charles and the second |  |
| STATE OF SOUTH CAROLINA   | RENUNCIATION OF DOWER  |
| COUNTY OF GREENVILLE  |  |
| signed wife (wives) of the above named mortgagor(s) respectively arately examined by me, did declaro that she does freely, volunteer, renounce, release and forever relinquish unto the mortgago  | ublic, do hereby certify unto all whom it may concern, that the under<br>ly, did this day appear before me, and each, upon being privately and seg-<br>interfly, and without any compulsion, dread or fear of any person whemen<br>ee(s) and the mortgages's(s') heirs or successors and assigns, all her in<br>ad to all and singular the premises within mentioned and released. |
| GIVEN under my hand and seal this   |  |
| 6th day of February 19 71.  | - Shirley E. Hall  |
| My Commission Expires: 11/4/1980  |  |
| Recorded March 1, 1971 at 1:47 P:11   | M: #20037.   |