The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants 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 hereof. 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 Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or 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 premises 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, 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 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 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 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 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 include the plural, the plural the singular, and the use of any

WITNESS the Mortgagor's hand and scal this SIGNED, sealed and delivered in the presence of:	19thday of March	n ₁₉ 71	
Mb. Man		Janes Oaules	Buth (SEAL)
Becker D. Luis	<u></u>	JAMES DOUGEAS	BURTON
			(SEAL)
			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA		PROBATE	
COUNTY OF GREENVILLE			
sign, seal and as its act and deed deliver the within writte tion thereof.	red the undersigned witness and in instrument and that (s)he, with	I made oath that (s)he saw the within the other witness subscribed above w	n named mortgagor witnessed the execu-
SWORN to before me this 19thday of March	19 7]	2-1	
Notary Public for South Carolina. My commission expires 4/7/79	19 7]	Deely D. Les	16
STATE OF SOUTH CAROLINA		.1.	
COUNTY OF GREENVILLE	RENUNCIA	TION OF DOWER	
(wives) of the above named mortgagor(s) respectively, d me, did declare that she does freely, voluntarily, and with ever relinquish unto the mortgagee(s) and the mortgagee's of down of, in and to all and singular the premises within	votary Public, do hereby certify used this day appear before me, and out any compulsion, dread or feat s') heirs or successors and assignate mentioned and released.	nto all whom it may concern, that the deach, upon being privately and separ r of any person whomsoever, renounces, all her interest and estate, and all her	o undersigned wife rately examined by o, release and for- ner right and claim
GIVEN under my hand and seal this	-		
19 thay of March 1971	ک	Selette R. Bu	elon
Notary Public for South Carolina.	(SEAL)		
My commission expires 4/7/79 Record	ed March 22, 1971	at 8:50 A. M., #2186	9.

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