The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such for their 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 pursuant to the devenants herein. This mortgage shall also secure the Mortgages for any further leans, advances, readvances or credits that may be made hereafter to the Mortgages so long as the total indebtedness thus secured does not exceed the original amount allows on the fice hereof, All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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 Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a less directly to the Mortgages, 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 Morrgages may, at its eption, 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 isws 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 effectively, 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 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James R. Wilson (SE	WITNESS the Mortgagor's hand and seal this 1044 day of	September 19 71	• • •
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 mamed n witnessed the execution thereof. SWORN to before me this / O day of September 1971 (SEAL) Notery Public for South Carolina (SEAL) Notery Public for South Carolina COUNTY OF GREENVILLE I, the undersigned Notery Public, do hereby certify unto all whom it may cancers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does fresily, voluntarily, and without an compulsion, dread or fear of any person whom ever, renounce, release and forever reninquish unto the mortgages(s) and the mortgages(s) heirs or successors and each, upon being privately and easter, 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 O'day of September 1971 Addition	Signed, sealer and delivated in the presence of		(SE <i>A</i>
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named n witnessed the execution thereof. SWORN to before me this / O day of September 1971 COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA 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 mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person where ever, renounce, release end forever relinquish unto the mortgage(s) and the mortgage*(s) helrs or successors and assigns, all herest 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 Of day of September 1971	Level District	James A. Wilson	(SE/
COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named n gagor sign, seal and as its act and deed deliver the within written instrument, and that (s)he, with the other witness subscribed as witnessed the execution thereof. SWORN to before me this / O day of September 1971 COUNTY Public for South Carolina. (SEAL) Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the unsigned wife (wives) of the above named mortgigor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person wherever, renounce, release and forever relinquists unto the mortgagee(s) and the mortgagee(s) heirs or successors and assign, all her press and eastare, 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 Of day of September 1971 Addition			(SE/
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Personally appeared the undersigned witness and made oath that (s)he saw the within named n gagor sign, seal and as its act and deed deliver the within written Instrument, and that (s)he, with the other witness subscribed ab witnessed the execution thereof. SWORN to before me this / O day of September 1971 Notary Public for South Carolina. My Commission Expires: 9-15.7 STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the unsigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome are lease and forever relinquish unto the mortgages(s) and the mortgages(s(x)) helrs or successors and assigns, all her herest 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 Addition	STATE OF SOUTH CAROLINA	PROBATE	
Personally appeared the undersigned witness and made oath that (s)he saw the within named in stressed the execution thereof. SWORN to before me this / day of September 1971 Notary Public for South Carolina (SEAL) Notary Public for South Carolina (SEAL) Notary OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the unsigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and arrately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person where ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(x') helirs or successors and assigns, all her terest 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 September 1971	COUNTY OF GREENVILLE		
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signed wife (wives) of the above named mortgigor(s) respectively, did this day appear before me, and each, upen being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person when ever, remounce, release and forever relinquish unto the mortgagee(s) and the mortgagee'(s') helrs or successors and assigns, all her rest 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 Addition September 19 71	SWORN to before me this 10 day of September Company Company	Jemmi Henon	•
other of September 1971 Jathun C. Wilson	SWORN to before me this 10 day of September Notary Public for South Carolina My Commission Expires: 9-15.77 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	971 Commit Leinen RENUNCIATION OF DOWER	
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