The Mortgagor further covenants and agrees as follows

BOOK 1217 MAZ 234

(1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereifter, at the option the Mortgages for any further losse, advances, readvances or credits that may be made hereafter to the Mortgages for any further losse, advances, readvances or credits that may be made hereafter to the Mortgages by the Mar the mortgage debt and shall be psyable 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 property insured as may be required from time; to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or is such 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 that it will play all premiums there 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 constitute construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make 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 impositions againt the mort-gaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mort-gaged 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 he 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 ceeding and the execution of its trust as receiver, shall apply the residue of the rents, issue 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 fore-closed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee hecome a party of any suit involving this 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 gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and scal this	20th day of	Do gomb	71	
SIGNED, sealed and delivered in the presence of	of:	December	19 71.	(SEAL
And to		gones Back		(SEAL
P 0-	<u>ع</u> ر <u> </u>	Jan D	Janes	(SEAL)
a TOTE		Well L	SORA	
Je James		epoon d	5.24	(SEAL)
Tex X B. Mann	91	12 er - 8/1/1	· ·	(SEAL)
CTATE OF CO.	- 4	allan Rose	\$0	(SEAL) (SEAL)
STATE OF SOUTH CAROLINA	CD	lama est	isom	(SEAV)
COUNTY OF Greenville		PROBATE	archarl - gegle	For Coda
Personally appearance witnessed the execution thereof.	ared the undersigned witnes within written instrument a	s and made oath that (und that (s) he, with the	s) he, saw the within n	amed mort
SWORN to before me this 20th day of Dec	ember 20.71		Marricos Budgel	med aboae
		10,70		
Notary Public for South Carolina. My Commission upon 10/	(SEAL)	Ten X Co	No.	•
		1001/11/	una.	
COUNTY OF	OT NECESSARY)	CIATION OF DOWE		
signed wife (wives) of the above named mortgager	Notary Public, do hereby	certify unto all whom	it may concern that	•ha
signed wife (wives) of the above named mortgagor separately examined by me, did declare that she downwhomsoever, renounce, release and forever relinquis	es freely, voluntarily, and	y appear before me, an without any compulsion	d each, upon being pri	vately and

whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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 .

Notary Public for South Carolina.

day of

19

Recorded December 21, 1971 at 12:01 P. M., #17034

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