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- gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further lens a, advances, readvances or credits that may be made hereafter to the 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 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 in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be 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 less 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 lean, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its eptiess, 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 egainst the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 mort the residue of the rents, issues and profits roward 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 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executers, 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.

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WITNESS the Mortgagor's hand and seel this 23rd SIGNED, sealed and delivered in the presence of:	day of	March	1972.		
alice Lamm		Kany J.	e L	tandard	/
0113110	-	9 16	) '	0 /	<b>΄</b>
- Julies D. When J.	-	Lilly N	canno	Stand	ard (SEAL)
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				-	(SEAL)
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STATE OF SOUTH CAROLINA		PROBATE			
COUNTY OF CREENVILLE	•	**	*		• • • • •
SWORN to before me this 23rd day of March	**		t, with the c	other witness sub	scribed above
SWORN to before me this 23rd day of March  Click Lange (SEAL  Notary Public for South Carolina.  My commission expires: 3-9-81	197	-	B. L	uku Ji	scribed above
SWORN to before me this 23rd day of March  Click Lange (SEAL  Notary Public for South Carolina.  My commission expires: 3-9-81  STATE OF SOUTH CAROLINA	197	Juliu	B. 1	uken J	scribed above
SWORN to before me this 23rd day of March  Click Carme  Notary Public for South Carolina.  My commission expires: 3-9-81  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE	. 19 <b>7</b> 	RENUNCIATION OF	B. A.	uku J	termed above
SWORN to before me this 23rd day of March  Color Lange (SEAL  Notary Public for South Carolina.  My COMMISSION EXPIRES: 3-9-81  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Nota  signed wife (wives) of the above named mortgagor(s) resp  arabely axamined by me, did declare that she does freely,	ary Public, dectively, did, voluntarily,	RENUNCIATION OF this day appear before is and without any compound of the comp	DOWER	may concern, the	at the under-
SWORN to before me this 23rd day of March  County Public for South Carolina.  My countination expires: 3-9-81  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Note signed wife (wives) of the above named mortgagor(s) respectively examined by me, did declare that she does freely, ever, renounce, release and forever relinquish unto the motorest and estate, and all her right and claim of dower of,	ary Public, dectively, did, voluntarily,	RENUNCIATION OF this day appear before is and without any compound of the comp	DOWER	may concern, the	at the under-
SWORN to before me this 23rd day of March  Click Carrier (SEAL  Notary Public for South Carolina.  My commission expires: 3-9-81  STATE OF SOUTH CAROLINA  COUNTY OF CREENVILLE  I, the undersigned Nota  signed wife (wives) of the above named mortgegor(s) respearately examined by me, did declare that she does freely, ever, renounce, release and forever relinquish unto the more than 11 per cight and claim of dower of,  GIVEN under my hand and seal this  23rdday of March 1972.	ary Public, dectively, did, voluntarily, ortgagee(s) a in and to al	RENUNCIATION OF this day appear before is and without any compound of the comp	DOWER	may concern, the	at the under-
SWORN to before me this 23rd day of March  Click Carnes  Notary Public for South Carolina.  Notary Public for South Carolina.  My commission expires: 3-9-81  STATE OF SOUTH CAROLINA  COUNTY OF (PRENVILIE)  I, the undersigned Nota signed wife (wives) of the above named mortgagor(s) respersely examined by me, did declare that she does freely ever, renounce, release and forever relinquish unto the more terest and estate, and all her right end claim of dower of, GIVEN under my hand and seal this  23rdday of March  Notary Public for South Carolina  (S	ary Public, did ectively, did voluntarily, ortgages(s) a in and to al	RENUNCIATION OF this day appear before is and without any compound of the comp	DOWER  all whom it we, and each laion, dreed leirs or succe lises within  Duay	may concern, the upon being private of fear of any persons and assigns mentioned and reasons and assigns mentioned and reasons and said the said assigns mentioned and reasons and said the said assigns mentioned and reasons and said the said assigns mentioned and reasons assigns as the said assigns as the said assigns as the said assigns as the said as	at the under-