The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 covenants 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 Mortgagec 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 promises 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, 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 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 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 preceeding 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.

| signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any names whenever | | |
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| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named north writes signed the execution thereof. SWORN to before me this 26th day of February 19 72 SWORN to Defer me this 26th day of February 19 72 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomewever, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) hairs 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 mentiened and released. SEAL) Nearry Public for South Carolina RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomework, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) held so excussors 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 mentiened and released. SWEAL W. Rowland Nearry Public for South Carolina. SEAL) | WITNESS the Mortgagor's hand and seal this 26th dissigned, sealed and delivered in the presence of: | ay of February 19 72 |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named north writes signed the execution thereof. SWORN to before me this 26th day of February 19 72 SWORN to Defer me this 26th day of February 19 72 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomewever, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) hairs 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 mentiened and released. SEAL) Nearry Public for South Carolina RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomework, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) held so excussors 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 mentiened and released. SWEAL W. Rowland Nearry Public for South Carolina. SEAL) | Chilet & Olfra | Donne H Rowland Br. (SPA) |
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| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named n ort witnessed the execution thereof. SWORN to before me this 26th day of February 19 72 SWORN to before me this 26th day of February 19 72 STATE OF SOUTH CAROLINA COUNTY Public for South Carolina. BY CORMISSION EXPIRES: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify units all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does fresty, voluntarily, and without, great or fear of any person wheemse ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages'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. Metary Public for South Carolina. (SEAL) Network Public for South Carolina. (SEAL) | 7 | |
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| Personally appeared the undersigned witness and made oath that (s)he saw the within named north gagor sign, seel and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 26th day of February 19 72 SEAL) Notify Public for Sputh Carolina. MY COMMISSION Expires: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately end separately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomevery, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s') heirs or successors and assigns, all her interest and eatate, 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 26th Meters Public for South Carolina. (SEAL) Neters Public for South Carolina. (SEAL) | | (SEAL) |
| Personally appeared the undersigned witness and made oath that (s)he saw the within named n orth gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 26th day of February 19 72 SWORN to before me this 26th day of February 19 72 William S. Witness of Sputh Farelina. My Commission Expires: July 14, 1977. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom if may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searably examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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 26th Meters Outhit Carolina. (SEAL) Neters Outhit for South Carolina. (SEAL) | STATE OF SOUTH CAROLINA | PROBATE |
| gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 26th day of February 19 72 Willie of South Carolina (SEAL) Notary Public for South Carolina (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and seen arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgages(s) and the mortgage'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 26th Metary Public for South Carolina (SEAL) 19 72 | COUNTY OF GREENVILLE | |
| Notery Public for South Carolina. My Commission Expires: July 14, 1977. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notery Public, do hereby certify unto all whom it may cencera, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately end separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigna, 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 26th day of February 19 72 Metary Public for South Carolina. (SEAL) | gagor sign, seel and as its act and deed deliver the within wi witnessed the execution thereof. | ritten instrument and that (s)he, with the other witness subscribed above |
| Notify Public for South Carolina. MY COMMISSION Expires: July 14, 1977. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dreed or fear of any person whomeover, renounce, release and forever relinquish unto the mortgages(s) and the mortgages'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 26th Metary Public for South Carolina. (SEAL) | Celui 15 Dolm | |
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| I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, 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 26th day of February 19 72 Metary Public for South Carelina. (SEAL) | } | RENUNCIATION OF DOWER |
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| Notary Public for South Carolina. | day at February 19 72 | spel W. Kowland |
| My Commission Expires: July 14, 1977. Recorded March 21, 1972 at 2.20 P 11 #25652 | | r) . |
| | My Commission Expires: July 14, 197 | 7. Recorded March 24. 1972 at 2:20 P. N. #25653 |