The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall seesthe the Mortgages for such for ther sums as may be advanced hereafter, at the option of the bless gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the average hard. This mortgage shall also secure the Mortgages for any further latins, advances, restrictions for credits that hay he made hereafter to the Mortgager by the Mortgages so long as the total indebtodress thus secured does not exceed the original amount shown on the flow hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable as dismind 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 Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in fever of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company cancerned to make payment for a less directly to the Mortgagec, 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 hereefter erected in good repair, and, in the case of a construction ison, that it will continue construction until completion without interruption, and should it fall to do so, the Merigages may, at its epitem 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 effor any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chembers or other wise, 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 accupied 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 mete 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 foreclasure 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 mertgage or in the 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 mortgago, and of the note secured hereby, that then this mortgage shall be utterly null and void; etherwise 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.

WITNESS the Mertgager's hand and seel this 25th day of SIGNED, sealed and delivered in the presence of:	May, 19 72 the Saying for Hours (SEAL
	(SEAL
	(SUAL
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE	
gagor sign, seal and as its act and deed deliver the within written in witnessed the execution thereof,  SWORN to before me this 25th day of May.	
Notary Public for South Carolina (SEAL)	mary B. Brown
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
GREENVILLE  I, the undersigned Notary Public, signed wife (wives) of the above named mortgager(s) respectively, did arately examined by me, did declare that she does freely, voluntarily ever, renounce; release and forever relinquish unto the mortgages(s) regest and estate, and all her right and claim of dower of, in and to a	r, and without any compulsion, dreed or fear of any person whomas and the mortspace/s(x') heirs or successors and assigns: all her be
GIVEN under my hand and seel this	
25th day of May	sto O) enda Nothing
Notary Public for South Carolina.  My Commission Expires June 10, 1985	Recorded June 15, 1972 at 1:59 P. M., #34221
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