The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, tor the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants 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 L. 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 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 mostgaged 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 proceeding 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 Mortgager 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, ariministrators, 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.

M. L. Ayers  (SEAL)  Agusta A Agust  (SEAL)  Loretta B. Ayers  (SEAL)  Trate of South Carolina  From the 27th day of March  (SEAL)  STATE OF South Carolina  (SEAL)  (SEAL)  From the contract of South Carolina  (SEAL)	WITNESS the Mortengor's hard and seal this SIGNED, scaled and delily grey in the presence of:	day of March 19 73.
Loretta B. Ayers  (SEAL)  TATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he ss. v the within named mortgagor ion thereof.  WORN to before me this 27 th day of March 19 73  Wotary Public for South Carolina.  (SEAL)  TATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife wire with the delar that the does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(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.  Wotary Public for South Carolina.  (SEAL)  South Carolina.  (SEAL)  Acretta B. Ayers  (SEAL)  SEAL)  County of GREENVILLE  Acretta B. Ayers  (SEAL)  Acretta B. Ayers  (SEAL)  (SEAL)  County of GREENVILLE  Acretta B. Ayers  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)	Man	M. L. Ayers (SEAL)
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor ton thereof.  SWORN to before my this 27 thday of March 19 73  SCHAL)  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 separately carained by ne, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomosever, renounce, release and forward religions who the montage (s) helps 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.  Sixth day of Maych 19 73.  South Carolina.  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)	- fle abet & policion	
Personally appeared the undersigned witness and made outh that (sine start and deed deliver the within written instrument and that (sine, with the other witness subscribed above trinessed the execution thereof.  NOTIFICATION OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, 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 Mary Public for South Carolina.  (SEAL)  Outary Public for South Carolina.  (wives) of the above named mortgager(s) respectively, did this day appears 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 whomever, 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 drops real this  CIVEN undor my land apply real this  (SEAL)  Outary Public for South Carolina.  (SEAL)		Loretta B. Ayers (SEAL)
Personally appeared the understanced witness and made oath that (s)he st. w the within named mortgagor in thereof.  SWORN to before me this 27th day of March 19 73  SWORN to before me this 27th day of March 19 73  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 me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(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.  SOURN undor my luind spokeal this  19 73.  SOURTY Public for South Carolina.  (SEAL)  SOURTY Public for South Carolina.  (SEAL)  SOURTY Public for South Carolina.  (SEAL)	· · · · · · · · · · · · · · · · · · ·	(SEAL)
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Personally appeared the undersigned witness and made oath that (s)he st. v the within named mortgagor ign, scal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above vitnessed the execution thereof.  WORN to before me this 27th day of March 19 73  (SEAL)  Votary Public for South Carolina.  My Commission expires: March 18. 1980  RENUNCIATION OF DOWER  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 separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forwer relinquish unto the mortgage(s) and the premises within mentioned and released.  SIVEN under my hand and singular the premises within mentioned and released.  SIVEN under my hand and singular the premises within mentioned and released.  SIVEN under my hand and singular the premises within mentioned and released.  SIVEN under my hand and call this day appear before me, and each, upon being privately and separately examined by the computation of fear of any person whomsoever, renounce, release and forwer of, in and to all and singular the premises within mentioned and released.  SIVEN under my hand apply seal this  Other public for South Carolina.  (SEAL.)	<b>&gt;</b>	INODALE
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 separately examined by need that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and former 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.  CIVEN under my hand and seal this  19 73.  (SEAL)  Notary Public for South Carolina.	sign, scal and as it act and deed deliver the within written tion thereof.  SWORN to before me this 27thday of March  Notary Public for South Carolina.  (SEAL)	instrument and that (s)he, with the other witness subscribed above vitnessed the execu-
(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by ne, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person 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.  CIVEN under my hand and seal this  27 th day of March  19 73.  (SEAL)  Notary Public for South Carolina.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
27th <sub>day</sub> of March 1973.  Sotary Public for South Carolina.  (SEAL.)	(wives) of the above named mortgagor(s) respectively, did me, did declare that she does freely, voluntarily, and withou ever relinquish unto the mortgagee(s) and the mortgagee's(s'	this day appear before me, and each, upon being privately and separately examined by it any compulsion, dread or fear of any person whomsoever, renounce, release and for- ') heirs or successors and assigns, all her interest and estate, and all her right and elaim
Notary Public for South Carolina. (SEAL)	GIVEN under my land and seal this	I am 1 1
Votary Public for South Carolina.	27th <sub>day</sub> of Maych 19 73.	J
	Notary Public for South Carolina.  My Commission expires: March	