The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur that sums as may be advanced be (1) That this mortgage shall secure the mortgages for such for four first sums as may be advanced in gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes. This mortgage shall also secure the Mortgages for any further loans, advances, received on credits. Mortgagor by the Mortgages so long as the total indebtedness thus secured does not exceed the or hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be p unless otherwise provided in writing,
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged profession time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable renewals thereof shall be held by the Mortgages, and have altached thereto loss payable clauses in fithe Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign any policy insuring the mortgaged premises and does hereby authorize each insurance company concideredly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or re-
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, it that it will continue construction until completion without interruption, and should it fail to do so, to enter upon said premises, make whatever repairs are necessary, including the completion of any 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 against the mortgaged premises. That it will comply with all governmental and municipal laws and re
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdicti wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the morents, issues and profits, including a reasonable rental to be fixed by the Court in the event said pi gagor and after deducting all charges and expenses attending such preceding and the execution of 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 option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become in this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of the gagee become a party of any auit involving this Mortgage or the title to the premises described herein, or any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, at the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately. 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 of secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all mants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly nutl and the present of the present of the mortgage.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included and the use of any gender shall be applicable to all genders. La day of may

WITNESS the Mortgagor's hand and seal this

Daniel II	Dorles (Statety)	Dohnety C.
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	3	PROBAȚE
gagor sign, seal and as its act an witnessed the execution thereof. SWORN to before me this COSCOLOR Notary Public for South Carolina	day of May	undersigned witness and made path the international and their (sine, with the sine) 1973 1973 1973
STATE OF SOUTH CAROLINA	}	MORTGAGOR A WOMAN RENUNCIATION OF DOWER

i, the undersigned Notary Public, do hereby certify unto all whom signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and erarely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dre ever, renounce, release end forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or siterest and estate, and all her right and claim of dower of, in and to all and singular the premises with GIVEN under my hand and seal this

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Notary Public for South Carolida.	Recorded	<u>≥⊸</u> Hay	_{SEA 31,	1973	at	9:53	Α.	н.,	#	31

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