The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the eption of the Mortgage, for the payment of taxes, insurance premiums, public assassments, repairs or other purposes pursuant to the corements herein. This mortgage that also secure the Mortgages for any further leans, advances, readvances or credits that may be made hereafter to the Mortgages so long as the total indebtedness thus recured does not exceed the original amount shown on the face hereof. All sums so advanced shall been interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing. 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of any policy insuring the mortgaged promites 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 loss, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its epition, ander 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 duo, 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 taws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default becomder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises are occupied by the mortents, 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 praceeding 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.
- (4) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, them, at the option of the Mortgagee, all sums then owing by the Morapagor 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 Mortgage become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby gagee 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 incorred 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 sete secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverable 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 invite to, the respective being, executors, administrators, successors and assigns, of the parties herete. Whenever used, the singular shall included the givent, the plural the singular, and the use of any gender shall be applicable to all genders.	
WITHESS the Martyagor's hand and seet this SIGNED, sealed and privately in the presence of: What I. Madeus on f Other Contey	August 19 73. IRVIN STREET REALTY CORPORATION By: President (SEAL) Secretary (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the mode	PROSATE
suppor sign, seal and as its act and deed deliver the within written witnessed the execution thereof. SWORN to before the the August I'm day of August I'm	73. Muad of ander of
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER - NOT NECESSARY

COUNTY OF t, the undersigned Notary Public, do hereby certify unto all whom it may cancers, that the usigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately amounted by me, did declare that she does freely, voluntarity, and unitional any computation, dread or fear of any person wheever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') beins or successors and assigns, all he ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') beins or successors and assigns, all he every 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

(SEAL)

Notary Public for South Carolina.

Recorded August 8, 1973 at 4:37 P. N.,# 4196