- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereifter, at the option of the Moragage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes cursuall to the coverants herein. This mortgage shall also secure the Mortgages for any further loans, advances, read-ances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus coursed does not exceed the original amount shown on the fee Mortgager have a divanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will been the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgaged against lass by fire and any other hazards specified by Mortgaged, in an amount not less than the from time to time by the Mortgaged against lass 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 mortgage debt, or in such amounts as may be required the Mortgaged, and have attached thereto foss payable clauses in fevor of, and in form acceptable to renewals therefor shall be held by the Mortgaged, and have attached thereto foss payable clauses in fevor of, and in form acceptable to renewals therefor that it will now all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of the Mortgaged premiums and does hereby author se each insurance company concerned to make payment for a loss any policy insuring the mortgaged premiums and does hereby author se each insurance company concerned to make payment for a loss directly to the Mortgaged, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (2) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction learn, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, and thould it fail to do so, the Mortgages may, at its option, ander upon said premises, make whatever repairs are recessary, 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 dwo, 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 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 wise, appoint a receiver of the mortgaged premises are occupied by the mortgaged premises and collect the mortgaged premises and collect the mortgaged premises are occupied by the court of the mortgaged premises are occupied by the mortgaged premis
- (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 ewing by the Moragagor to the Mortgagee shall become immediately due and payabla, and the option of the Mortgagee, all sums then ewing by the Moragagor the Mortgagee shall become immediately due and payabla, 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 post involving this Mortgage or the tille to the premises described herein, or should the debt secured hareby gagee become a party of any post involving this Mortgage or the tille to the premises described herein, or should the debt secured hareby gagee become a party of any post threeof be placed in the hands of any atterney 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 held and enjoy the premises above conveyed until there is a default under this mortgago 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 incre to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whosever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NITHESS the Mortgagor's hand and sea		der of September 19 73			
IGNED, sealed and delivered in the pro	Sence or:	Patricia	A Shall	aglusiseau	
dillian deleve	WIN	Gallica	y. sacre	LLJAU (SEAL)	
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COUNTY OF Greenville		•	• •	: '	
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Person sign, seal and as its act and dee	d deliver the within wri	tten instrument and that (s	the, with the other with	1928 Angicupag 19944	
ritnessed the execution thereof.		_			
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Notary Fablic for South Carolina. M	Comm. exp.		<del></del>	<del></del>	
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TATE OF SOUTH CAROLINA RENUNCIATION OF DOWER					
COUNTY OF					
	he undersigned Natury	Public, do hereby certify us	ate all whom it may co	norry that the under-	
signed wife (wives) of the above sem	ed mortgagor(s) respects that she does freely, vo	tuntarily, and without any co	mpulsion, dread or fear	of any person whemen	
ever, reneunce, release and forever re- terest and estate, and all her right as	ed claim of dower of, in	and to all and singular the	bitmutet answer manner.		T 7 3
GIVEN under my band and seal this					PAID \$ S
day of	19				15 9
	(\$E/	(L)			17- 9
Notary Public for South Carolina.		_			<b>+</b> 1.
Percented Sentember 26.	1973 at 1:26	р. <b>н #</b> 8825			I M

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