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, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants 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 dobt 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 be 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 fall 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 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 promises 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 preceeding 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 Moragagor 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 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 herounder.
- (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 mortgago shall be utterly null and void; otherwise to remain in full force and virtue.

gagor sign, segl and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN) of segling and this 2nd day of May  151  SEAL)  RENUNCIATION OF DOWER  COUNTY OF GREEN 1110  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 sep-	force and virtue.	
SIGNED, sealed and delivered in the presence of:  Condition (SEAL)  Condition (SEAL)  STATE OF SOUTH CAROLINA  COUNTY, OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named morning signs sign, seal and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the savegulon thereof.  SWORNO desirts not this 2nd day of May  151  STATE OF, SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify units all whom it may concern, that the understand wife (w)yes) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by new did declaye that she does freely, voluntarily, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly, and without any compulsion, dread or feer of any person whomeover, yencounty, release freely wounterly and without any compulsion, dread or feer of any person whomeover, yencounterly and the mergagor's person a	administrators, successors and assigns, of the parties	s hereto. Whenever used, the singular shall ractuded the plural, the plural the singular,
County of Greenville  Personally appeared the undersigned witness and made oath that (s) he saw the within named mort- gagor sign, see and as its act and dead deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.  SWORN of white a county of this 2nd day of May  Notary Public for South Carolina  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  i, the undersigned Notary, Public, do hereby certify unto all whom it may concern, that the under- signed wife (wijes) of the above named mortagor(s) respectively, did this day appear before me, and each, upon being privately and sep- aretely examined by, more did declare that she does freely, columbrily, and without any compulsion, dread or fear of any person whomeo- aver; renounce, release and forever relinguish unto the mortagease) and the mortage first before or successors and assigns, all her in- terest and estates and a Signal and claim of dower of all and singular the premises within mentioned and released.  GIVEN ynder thy hand and seal this  2nd day of May 19 61	WITNESS the Mortgagor's hand and seal this 2nd	day of May 1961.
STATE OF SOUTH CAROLINA  COUNTY, OF Greenville  gagor, sign, seel and se its act and degd deliver the within written instrument and that (s)he saw the within named mortification of seed and seed the seed of seed above with seed of the seed of seed seed seed of seed of seed of seed of seed of seed seed seed seed seed seed seed see	SIGNED, sealed and delivered in the presence of:	0 00 00 00 00 00 00 00 00 00 00 00 00 0
STATE OF SOUTH CAROLINA  COUNTY, OF Greenville  gagor, sign, seel and se its act and degd deliver the within written instrument and that (s)he saw the within named mortification of seed and seed the seed of seed above with seed of the seed of seed seed seed of seed of seed of seed of seed of seed seed seed seed seed seed seed see		(SEAL)
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor sign, seel and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN Observe mathia 2nd day of May  151  SEAL)  RENUNCIATION OF DOWER  COUNTY OFG reenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and sep- arrelety examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomse- ever, renowner, release and forever relinquish unto the mortgages (s) hers or successors and assigns, all her in- rerest and estate (she at the right and claim of dower of, an and to all and singular the premises within mentioned and released.  By 1961  May 1961	Elmo Brecom	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY, OF Greenville  Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- gagor sign, seel and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORNO state maths 2nd day of May  151  County of Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately, examined by, me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse- ever, yenounter, release and forever relinquish unto the mortgages (s) hers or successors and assigns, all her in- rerest and estate and said this  2nd  May 19 61  19 61  EACH BRUCKS  BRUNCIATION OF DOWER  COUNTY OF Greenville  RENUNCIATION OF DOWER  COUNTY OF Greenville  RENUNCIATION OF DOWER  COUNTY OF Greenville  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  STATE OF, SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF, SOUTH CAROLINA  RENUNCIATION	Jack Honzoon	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY, OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gegor sign seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN Of weight and this 2nd day of May  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVIlle  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arreity examined by, the did declare that she does freely, voluntarily, and without any compulsion, dread or far of any person whomso- aver, renounced, elease and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her in- terest and estate) and the right and claim of dower of the and singular the premises within mentioned and released.  May 1961  May 1961		
COUNTY OF Greenville  Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- gagor sign, see/and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN Of Warre north; 2nd day of May  151  SEAL)  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and ser- arately examined by mer did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomes- ever, renounce, release and forever telinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her in- terest and estately and and seal this  May 19 61  May 19 61	- 12 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(SEAL)
COUNTY OF Greenville  Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- gagor sign, see/and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN Of Warre north; 2nd day of May  151  SEAL)  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and ser- arately examined by mer did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whome- sever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her in- terest and estate) and all ther right and claim of dower of fin and to all and singular the premises within mentionad and released.  May 19 61		
Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- gagor sign segl and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN of white his 2nd day of May  151  SEAL)  RENUNCIATION OF DOWER  COUNTY OF POUNT CAROLINA  RENUNCIATION OF DOWER  Outhor of the above named mortgagned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wiyes) of the above named mortgagned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wiyes) of the above named mortgagned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wiyes) of the above named mortgagned Notary Public, and without any compulsion, dread or fear of any person whomso- ever, renowand, released and forever relinquish unto the mortgagness and the mortgagness or successors and assigns, all her in- terest and estates fall all her right and claim of dower of, the and to all and singular the premises within mentioned and released.  GIVEN under thy hand and seal this  2nd  May 1961	STATE OF SOUTH CAROLINA	PROBATE
gagor sign, seal and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN To before me this 2nd day of May  161  STATE OF, DUTH CAROLINA  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 whomsever, renounced released and the mortgagore's(s) heirs or successors and assigns, all her interest and estate; and the right and claim of dower of fin and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  2nd  May  19 61	county of Greenville	*
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 examined by, me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounced, release and forever relinquish unto the mortgage(s) and the mortgage(s) in the mortgage(s) and the mortgage(s) and all the right and claim of dower of an and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  2nd  May  19 61	THOAF - Personally app	pared the undersigned witness and made outh that (s)he saw the within named mort-
Notary Public for South Carolina)  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OFGreenville  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 whomesever, renounce, release and sories relinauls unto the mortgague(s) and the mortgague's(s') heirs or successors and assigns, all her interest and estate and the state and state an	gagor sign, seal and as its act and deed deliver the witnessed the execution thereof.	Within Written Instrument and mar (sine, with the other withous souscined and
STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unite 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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage's(s') heirs or successors and assigns, all her interest and estate and est	sworn of white nothis 2nd day of May	, <b>161</b>
STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unite 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 whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgage's(s') heirs or successors and assigns, all her interest and estate and est	Hora Hompour	refair Elmo Negras
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 treely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounced, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her interest and estate) and all their 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  2nd  May  19 61	Notary Putilia for South Carolina	8 8
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 whomsever, renounced, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her interest and estate) and all their 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  2nd May 1961	W CARO	
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, selected and forever relinquish unto the mortgages(s) and the mortgages(s(s') heirs or successors and assigns, all her interest and estate) and all her right and claim of dower of the and to all and singular the premises within mentioned and released.  GIVEN under thy hand and seal this  2nd  May  19 61	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
signed 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 whomsover renounce, release mid forever relinquish unto the mortgages(s) and the mortgages(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.  GIVEN under my hand and seal this  2nd May 1961	county of Greenville	
arately examined by me did declare that she does freely, voluntarily, and without any compulsion, dread of tear of any person whomsever, renowing release and forever relinquish unto the mortgages(s) and the mortgages(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.  GIVEN under my mand and seal this  2nd May 1961	Tit () I, the undersigne	d Notary Public, do hereby certify unto all whom it may concern, that the under-
ever, renounted release and forever relinquish unto the mornages and the mornages within mentioned and released.  GIVEN under they hand and seal this  2nd May 1961		
GIVEN under thy hand and seal this 2nd Colombia.  Aday of May 1961		
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ものは、2004年2000年5月(1904年19日) 1904年19日 1904年1904年19日 1904年19日 1904年		
Netary Public for South Carolina. Recorded May 3, 1961 at 10:00 A. M. #27022		(SEAL)