The	Mortanan	further covenants	and	agrees	 follows:

- (1) Thefittis mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mort-(i) Inserting mortgage shall secure the mortgagee for such turmer sums as may be advanced negative, at the opinion of the Mortgage, 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 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 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 heid 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 that it will continue construction until completion without interruption, and should it fail to do senter upon said premises, make whatever repairs are necessary, including the completion of a. e of a construction loan, gee may, at its o work underway, charge the expenses for such repairs or the completion of such construction to the mortgage de

(4) That it will pay; when due, all taxes, public assessments, and other governmental or against the mortgaged premises. That it will comply with all governmental and municipy premises.

That it hereby assigns all rents, issues and profits of the mortgaged prethat, should legal proceedings be instituted pursuant to this instrument, any wise, appoint a receiver of the mortgaged premises, with full authority to trents, issues and profits, including a reasonable rental to be fixed by the gagor and after deducting all charges and expenses attending such p the residue of the rents, issues and profits toward the payment of

That if there is a default in any of the terms, conditions the option of the Mortgagee, all sums then owing by the Mortgage may be foreclosed. Should any legal proceed gage become a party of any suit involving this Mortgagor any part thereof be placed in the hands of any attouthe Mortgagee, and a reasonable attorney's fee, shall t. the Mortgagee, and a reasonable attorney's fee, shall t. Mortgagee, as a part of the debt secured hereby, and ma-

(7) That the Mortgagor shall hold and enjoy the premi. Anyed 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, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Morriagor's hand and seal this 11th day SIGNED, seeled and delivered in the presence of:		
Allesonsund	Jani a. Moor	
Ways & John	Thousand H Mrs	・とと (SEAL)
They Cothan		(SEAL)
<i></i>		(SEAL)
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF Greenville		
Personally appeared the gagor sign, seal and as its act and deed deliver the within writ	under signed witness and made oath that (s)he saw the w	ithin named mort-
gagor sign, seal and as its act and deed deliver the within will witnessed the execution thereof.	tiell their chief and their felies, with the chief without	r
SWORN to before me this: Little day of November	19 61.	

STATE OF SOUTH CAROLINA

Notary Public for South Carolina.

county of Greenville

RENUNCIATION OF DOWER

Carolyn Cothran

irected hereunder.

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 forever reliquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and extended the second control of the seco terest 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

14th

at its option, derway, and

or other impositions

Sault hereunder, and agrees

y, at Chambers or other-

ged premises and collect the mises are occupied by the mort-.t its trust as receiver, shall apply

e, or of the note secured hereby, then, at

become immediately due and payable, and eclosure of this mortgage, or should the Mort-described herein, or should the debt secured hereby suit or otherwise, all costs and expenses incurred by payable immediately or on demand, at the option of the

∵ing the mortgaged

CC- (SEAL) Notary Public for South Carolina.

Recorded November 17th, 1901, at 3:44 F.M. #12800