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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Martgages, for the payment of taxes, insurance premiums, public assessments, repelits or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgages for any further leans, advances, resolvances or credits that they be made hereefter to the Mortgages to long as the total indebtedness thus secured does not exceed the priginal 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 an demand of the Martgages 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 ofter 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 Mortgage 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 lean, that it will continue construction until completion without interruption, and should it tail to do so, the Merigagine may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work understay, and charge the expenses for such repairs or the completion of such construction to the merigage 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 if 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 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 meritaged premises, with full authority to take passession of the meritaged premises and collect the rents, issues and profits, including a reasonable rents), to be fixed by the Court in the event said premises are occupied by the teartgager and after deducting all charges and expenses attending such proceeding 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 coverages of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragage 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 Moragage become a party of any sult involving this Mortgage or the little to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at lew for collection by sult or eitherwise, 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 heraunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mertgage 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 mertgage shall be utterly null and volid; atherwise to remain in full force and virtue.
- (8). That the covenants herein contained shall bind, and the benefits and advantages shall insure 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 spolicable to all conders.

/ITNESS the Mortgagor's hand and seal this IGNED, sealed and delivered in the presence of:	7th day of		1961.		
Charlette Lucas		X Circl	WYhom	gron "	(SEAL
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COUNTY OF GREENVILLE					
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