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 Mortgage, for the payment of taxes, insurance premiums, public assessments, registra, enviouse bursuand; let the devenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, resducites or chedits that may be made hereafter to the Mortgagor by the Mortgages so long as the total indebtedness thus secured does not exceed the grights; amount shown on the face hereof. All sums so advanced shall been interest at the same rate as the mortgage debt and shall be grable on demand of the Mortgages unless otherwise provided in writing.
- hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be grayable on demend of the Mortgages unless otherwise provided in writing.

  (2) That it will keep the improvements now existing or hereafter exected on the mortgage deprovery insured as may be required from time to time by the Mortgages against loss by fire and any other histories specified by Mortgages, in eri amount one less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such politics and renowals thereof shall be held by the Mortgages, and have effected thereto loss payable clauses in favor bit, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due, and that it will pay all premiums therefor when due, and that it have an exemple to the Mortgages the proceeds of any policy insuring the mortgaged premites and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 eracted in good (apair, 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 Mortgages 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 taxe 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 mortgaged premises, with full authority to take possession of the mortgaged premises and collect the ronts, 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 preceding 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 Mortgage, all sums then owing by the Moragagorto the Mortgage shall become initialized use and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for this foreclosure of this mortgage, or should the Mortgage may be foreclosed. Should any legal proceedings be instituted for this foreclosure of this mortgage, or should the Moragago of the secured hereby or any part thereof bo placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgage, and a reasonable attorney's fee, shall thereupon become due and payable immedistely or on demand, at the option of the Mortgageo, 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 note red hereby, it is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covers of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full and void; otherwise to remain in full
- (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,

STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (a)he saw the within mamed m witnessed the expoution interest.  SWORN to before me this day of Petruary  SYATE 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 mortgapor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did decire that the does freely, voluntarily, and without any compulsion, drawd or fear or any person whorever, renounce, relative and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assign, all her torest and easter, and if her right and claim of dower of, in and to all and singular the pramises within memiered and released.  GIVEN under thy hand and east this last  day of the state of released.  (SEAL)	WITNESS the Mortgagor's hand and seal th		Y of Februs	John X	Wielus	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within memed my witnessed the execution thereof.  SWORN to before mounts  SWORN to before mounts  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the unstructed by me, did declare that she does freely, voluntarily, and without any compulsion, draed or fear of any person who ever, renounce, pridally wond forever relinquish unto the mortuagee(s) and the mortuagee's and sister, and all her right and claim of dower of, in and to all and singular the premises within memieraed and released.  GIVEN under thy fixed and sept this let  day of 1962.  (SEAL)	Villian ED reken	,	: 4	margaret 1	tudnell	(SEAL)
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Personally appeared the undersigned witness and made cath that (s)he saw the within memed memory and the expounding thereof.  SWORN to depoin me this day of February  STATE OF COUNTY OF GROLINA  COUNTY OF Greens'lle  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, draed or fear of any person whorever, renounce, retaking and forever relinquish unto the mortgages(s) and the mortgages(s) here for successors and assigns, all her terest and estate, and all his right and claim of dower of, in and to all and singular the pramises within memilened and released.  (SEAL)				*.	· · · · · · · · · · · · · · · · · · ·	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within semed my witnessed the execution (figures).  SWORN to before me this country appeared to within written instrument and that (s)he, with the other witness subscribed at witnessed the execution (figures).  SWORN to before me this country appeared to within written instrument and that (s)he, with the other witness subscribed at witnesses the execution of the country of public for pour public for public	}			PROBATE		
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igned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and rately examined by me, did declare that she does freely, voluntarily, and which any compulsion, dired or fare of any person who ver, renounce, reliable and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her erest and estate, and all and singular the premises within mentioned and released.  BIVEN under thy fished and sept this lot.  (SEAL)	TATE OF SOUTH CAROLINA			NUNCIATION OF DO	MED	14
igned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and rately examined by me, did declare that she does freely, voluntarily, and without any compulsion, drawd or fare of any person who ver, renounce, relative and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all her erest and estate, and all her right and claim of dower of, in and to all and singular the pramises within mentioned and released.  BIVEN under thy fished and sept this lot  day of the above named mortgagor(s) respectively, and who was appear before me, and each, upon being privately and rately and read of the original privately and respectively. The premises within mentioned and released.  BIVEN under thy fished and sept this lot  (SEAL)	OUNTY OF Greenville	,				
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