- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option 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 to advanced shall been interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing. 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 hazarce owing on the Mortgage debt whether due or not. 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 fail 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
- 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 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 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 Mortgagee, all sums then owing by the Moragagor to the Martgagee 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 Mortgagee 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 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 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, as

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE pagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about writinessed the execution thereof. SWORN-to before me this 188th day of April, STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understelly signed wijhe (wives) of the above named, mortgagor(s) respectively, did this day appear before me, and each, upon being privately and se eartely systemiated by me, did declare that she does freely, voluntarily, and without any compusion, deach, upon being privately and se eartely expanding by me, did declare that she does freely, voluntarily, and without any compusion, deach, upon being privately and sever, rendunce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe's(s') heirs or successors and assigns, all her levest and estate, and all her right and claim of dower of, in and to all and singular the premises within mannianed and released. (SEAL)	WITNESS the Mortgagor's hand an SIGNED, sealed/and delivered in th		th day of	April,	19 62.	` , , , ,
STATE OF SOUTH CAROLINA PROBATE Personally appeared the undersigned witness and made oath that (s)he sew the within named me witnessed the execution thereof. SWORN to before me this 18th day of April, 1962. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER MORTGAGOR WOMA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the undersitely examined by me, did declare that she does freely, voluntarily, and witney and seach, upon being privately and server, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) the premises within mentioned and released. (SEAL) (SEAL) (SEAL)	Nat Willet	e presence on	<u>.</u> .	alue &	· Dawn	exa (SE
STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (s)he saw the within named movinessed the execution thereof. WORN to before me this k8th day of April, (SEAL) TATE OF SOUTH CARÓLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understeed witness and witness and prever relinquish unto the mortgaged(s) and the mortgage(s) feirs or successors and assigns, all her iteration and each, upon being privately and servers and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. (SEAL) (SEAL) (SEAL)	a mer & House	id.	•		·	
Personally appeared the undersigned witness and made oath that (s)he saw the within named me agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about interest. WORN to before me this 188th day of April, 1962. Grant Carolina. TATE OF SOUTH CARÓLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understed within significant concerns that the understed within significant concerns and assigns, all her right and claim of dower of, in and to all and singular the premises within mentioned and released. (SEAL) (SEAL) (SEAL) (SEAL)		· · · · · · · · · · · · · · · · · · ·				(SE
Personally appeared the undersigned witness and made oath that (s)he saw the within named more record in the execution thereof. WORN to before me this k8th day of April, Interpretation of South Carolina. TATE OF SOUTH CARÓLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or (sar of any person whomever, remounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her iterst and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. (SEAL)						· (SE
Personally appeared the undersigned witness and made oath that (s)he saw the within named magor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed abovinessed the execution thereof. WORN to before me this k8th day of April, 1962. Interpolation of South Carolina. TATE OF SOUTH CARÓLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomever, rengoince, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her invest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. (SEAL) (SEAL)	TATE OF SOUTH CAROLINA	ì		PROBATE	·	6
worn to before me this 18 th day of April, grant Public for South Carolina. TATE OF SOUTH CARÓLINA OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understelly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ver, renounce, release and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. It is undersigned Notary Public, do hereby certify unto all whom it may concern; that the understelly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her invest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. IVEN under my hand and seal this (SEAL)	OUNTY OF GREENVILLE	; √ `		• •		
I, the undersigned Notary Public, do hereby certify unto all whom it may concern; that the understand with (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and se rately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or (sar of any person whom ver, rengunce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her reset and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. IVEN under my hand and seal this (SEAL)	WORN to before me this 18th	deed deliver the v	within written i	instrument and that (s)h	oath that (s)he sz e, with the other	w the within named n witness subscribed al
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