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 coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face whereof. 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 renewels 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 fail 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 laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all ronts, 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 than 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 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
- (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 ferms, conditions, and coverants 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.

nd the use of any gender shall be applicable to al		the state of the s	
11452 the worthead a mand and seen time	Oth day of	April 19 62,	
IGNED, sealed and delivered in the presence of:		V / m. 10 20	Manage
1:		I Money SH	(SEAL
Ments Ments		000	(SEAL
		Maridell All Ilsams	/(SEAL
<i>-</i>			
- You Inkins			(SEAL
TATE OF SOUTH CAPOLINA		PROBATE	
TATE OF SOUTH CAROLINA	•		
DUNTY OF Greenville		rsigned witness and made oath that (s)h	a anu the within named mor
			e saw ine wiinin named mor
igor sign, seal and as its act and deed deliver th	e within written	Instrument and that (s)he, with the of	her witness subscribed abov
agor sign, seal and as its act and deed deliver th itnessed the execution thereof.	ne within written	instrument and that (s)he, with the or	her witness subscribed abov
igor sign, seal and as its act and deed deliver th itnessed the execution thereof.	né within written ril 19	instrument and that (s)he, with the of	her witness subscribed abov
igor sign, seal and as its act and deed deliver the innessed the execution thereof. NORN to before me this 20th day of Apr	ne within written	instrument and that (s)he, with the or	her witness subscribed abov
sgor sign, seal and as its act and deed deliver the innessed the execution thereof. NORN to before me this 20th day of April (20th day)	né within written ril 19	instrument and that (s)he, with the or	her witness subscribed abov
igor sign, seal and as its act and deed deliver the inessed the execution thereof. NORN to before me this 20th day of Applicately Public for South Carolina.	né within written ril 19	62.	her witness subscribed abov
agor sign, seal and as its act and deed deliver the innessed the execution thereof. WORN to before me this 20th day of Application for South Carolina.	né within written ril 19	instrument and that (s)he, with the or	her witness subscribed abov
Approved the execution thereof. NORN to before me this 20th day of Approved the execution thereof. NORN to before me this 20th day of Approved the execution thereof. NORN to before me this 20th day of Approved the execution thereof.	ril 19	RENUNCIATION OF DOWER	may concern that the under
agor sign, seal and as its act and deed deliver the itnessed the execution thereof. WORN to before me this 20th day of Applotter, Public for South Carolina. FATE OF SOUTH CAROLINA DUNTY OF Greenville I, the undersign gred wife (wives) of the above named mortgages at a light of the state	ne within written ril 19 (\$EAL) ned Notary Public r(s) respectively, (se freely, voluntar	RENUNCIATION OF DOWER do hereby certify unto all whom it lid this day appear before me, and each, and without any compulsion, dread and the morthagas (st.) being or success.	may concern, that the under upon being privately and see or fear of any person whome sectors and assigns all her
APPLY AND CAROLINA OUNTY OF Greenville Jine was mined by me, did declare that she doe of the execution thereof. APPLY APPL	ned Notary Public r(s) respectively, of the mortgagee(s) the mortgagee(s) lower of, in and to	RENUNCIATION OF DOWER do hereby certify unto all whom it lid this day appear before me, and each, liy, and without any compulsion, dread and the mortgage (s(s') heirs or succe all and singular the premises within it	may concern, that the unda upon being privately and so privately and privately an
property of the above named mortgagor stelly examined by me, did declare that she does not extend the above named mortgagor stelly examined by me, did declare that she does not extend the state, and all her right and claim of diven under my hand and seal this	ned Notary Public r(s) respectively, of the mortgagee(s) the mortgagee(s) lower of, in and to	RENUNCIATION OF DOWER do hereby certify unto all whom it lid this day appear before me, and each, and without any compulsion, dread and the morthagas (st.) being or success.	may concern, that the unda upon being privately and se price and assigns, all her inentioned and rolessed.
agor sign, seal and as its act and deed deliver the itnessed the execution thereof. WORN to before me this 20th day of Apploidance of the execution thereof. TATE OF SOUTH CAROLINA OUNTY OF Greenville I, the undersign greed wife (wives) of the above named mortgagor rately examined by me, did declare that she doe yer, renounce, release and forever relinquish unterest and estate, and all her right and claim of diven under my hand and seal this	ned Notary Public r(s) respectively, of the mortgagee(s) the mortgagee(s) lower of, in and to	RENUNCIATION OF DOWER do hereby certify unto all whom it lid this day appear before me, and each, liy, and without any compulsion, dread and the mortgage (s(s') heirs or succe all and singular the premises within it	may concern, that the under upon being privately and seprential private