- Applied to any positionaries The Mortgager further coverants and agrees as fellows:

 (1) That this mortgage shall sectors the Martalase for such for the Mortalase as may be edvanced bereinfor, at the obtain of the Martalase, for such for the sectors, is sain, purposes persuase to the obtain of the Martalase, for the prometry of axes, insurance premiums, public seces marts, is sain, as each purposes persuase to the obtaining the Martalase shall also persuase the Martalases (for any faither lasts, advances, readvances or gradity that may be made hereafter to the Mortgager by the Mortgager to leng as the total includedness this society does but according or regular amount of the Martalases unless otherwise provided in writing;
- (2) That it will keep the improvements now existing or hereafter strected 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 Mortgage, and in companies acceptable to it, and ther all such policies and renewals thereof, shall be lield by the Mortgagee, and have attached therefor less payable clauses in favor of; and in form acceptable to the Mortgagee, and that it will pay all premiums, therefor when the Mortgagee, and that it will pay all premiums, therefor when the Mortgagee, in the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby sufficient for 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 fall 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
- (5) That it hereby sasigns all cents, 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 Mortgages, all sums then owing by the Moragagor to the Mortgages 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 Mortgages 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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, 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 center shall be applicable to all canders.

and the use of any gender shall be applicable to all gende	. · · · · · · · · · · · · · · · · · · ·
WITNESS the Mortgagor's hand and seel this 25th SIGNED, sealed and delivered in the presence of: C. S. Bowen	day of April 1962. Laurence M. Coy Gr. (SEAL) Doub & Coy (SEAL) (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof. SWORN to before me this 25th day of April O STWEN (SEAL Notary Public for South Carolina.	the undersigned witness and made oath that (s)he saw the within named mortin written instrument and that (s)he, with the other witness subscribed above 19 62. .)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
signed wife (wives) of the above named mortgagor(s) responsible examined by me, did declare that she does freely ever, renounce, release and forever relinquish unto the material and estate, and all her right and claim of dower of	ary Public, do hereby certify unto all whom it may concern, that the under- pectively, did this day appear before me, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whomse- portgages(s) and the mortgages's(s') heirs or successors and assigns, all her in- it, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 25th day of April 1962.	Doris G. Cox
Notary Public for South Carolina. Recorded Ma	y 9th, 1962, at 10:04 A.M. #27691