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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such surther sums as may be adverted. At hereafter, at the original differ Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other at oxes pursuant to the coverants herein. This mortgage shall also secure the Mortgages for any further loans, advances; readvances of credits that may be made hereafter to the Mortgage by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face. All sums so advanced shall beginnered at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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 hazerds specified by Mortgagee, in an amount not less than the diorigage 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 altrached 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 he proceeds of any policy insuring the mortgaged premises and these 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 eap all improvements how existing or hereafter erected in good repair, and, in the case of a construction team, that it will continue construction until completien 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 completions 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 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 other wise, 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 mortgaged premises and expensives 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 the mortgage, or of the note secured hereby, then, at the option of the Mortgagee; all sums then owing by the Moragagor to the Mortgage 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 Mortgage become a party of any suit involving this Mortgage or the title to the premises described herein, or should the dobt 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, 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.	
WITNESS the Mortgagor's hand and seal this $26t\bar{h}$ day SIGMED, sealed and delivered in the presence of:	
Mockey To mine	(SEAL)
Jan 1. Colle	(SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA.	PROBATE
Personally appeared the	undersigned witness and made oath that (s)he sew the within named mortiten instrument and that (s)he, with the other witness subscribed above
Notary Public for South Carolina.	Cike L My
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF GREENVILLE	
signed wife (wives) of the above named mortgagor(s) respective arately examined by me, did declare that she does freely, volumes release and forever relinguish unto the mortgagor.	Public, do hereby certify unto all whom it may concern, that the under- ely, did this day appear bafore me, and each, upon being privately and seq- untarily, and without any compulsion, dread or fear of any person whomeo- gee(s) and the mortgagards(s) heirs or successors and assigns, all her in- and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 26th	Main 1 1 x
day of June 1 19 62.	Jungan store
	, 1962 at 10:10 A. M. #177