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 Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter; to the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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, wan amount not less than the mortgage debt, or in such amounts as that be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renowals 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 the fire and that it does hereby assign to the Mortgagee and have attached to the Mortgagee, and that it will pay all premiums therefor when the first does hereby assign to the Mortgagee and have attached to the mortgagee and 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 dobt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of stronstruction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgage tray, at its option, and should be fail to do so, the Mortgage tray, at its option, and continue 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 moltgaged premises. That it will comply with all governmental and municipal laws 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 oursuant to this instrument, any judge having judisdiction may, at Chambers or officerwise, 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 with said premises are occupied by the mortgaged premises and collect the mortgaged premises are occupied by the mortg
- (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 that 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 Mortgage become a party of any suit involving this Mortgage or the tiffle 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 correspond to 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 4th	day of	June 9 62	
M.R. Hood	•	7 10, Duncar	(SEÁL)
John mach Woods			(SEAL)
	•	· · · · · · · · · · · · · · · · · · ·	(SÉAL)
			(SEAL)
STATE OF SOUTH CAROLINA		PROBATE	
COUNTY OF GREENVILLE	<b>\1</b>	· · · · · · · · · · · · · · · · · · ·	-14
SWORN to before me this 4th day of JUNE  When When John (SEA John Public for South Carolina.	19 62 (L)	the Copy	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE	•	RENUNCIATION OF DOWER	
i, the undersigned N signed wife (wives) of the above named mortgagor(s) re arately examined by me, did declare that she does free ever, renounce, release and forever relinquish unto the terest and estate, and all her right and claim of dower	epectively, did ely, voluntarily, mortgages(s) ar	and without any compulsion, dread or fear of ad the mortgageo's(s') heirs or successors and	ng privately and sep- any person whomso- I assigns, all her in-
GIVEN under my hand and seal this 4th			
Laday of JUNE 1962.	-remail)	Hugemals, Ne	ncen
Notary Public for South Carolina.	_(3EAL) .		