The Mortgagor further coverants and agrees as follows

- The Mortgagor further coverants 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 on other purposes pursuant to the coverants herein. This mortgage shall also seems the Mortgagee for any further loans, add needs readvances or credits that may be made hereafter it 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 sames so advanced shall beer interest at the same rate as the mortgage debt and shall beer 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 and so there hazards specified by Mortgagee, In an amount not less than the interest debt, or in such amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will be all premiums therefor-when due; and that it does deretly assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (Fig.) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction bean, that it will be construction until completion without interruption, and should it fail to do so the Mortgagee may, at its ording an entire upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs of the completion of such construction to the mortgage debt.
- (1) 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 promises.
- That it hereby assigns all reals, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that stead 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 reals, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all starges and opposes 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. debt secured hereby.
- (the 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 Mortgage, all sums then owing by the Mortgager to the Mortgage shall become immediately due and payable, and this mortgage may be foreclosed, Should my legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgage become a party of any suit in-volving this Mortgage, or the title to the premises described herein, of 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 therefore the placed in the mortgage of the Mortgagee, and a reasonable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected becomes
- (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 the force and virtue.
- (b) 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 Mortgage's hard and seal this 2 SIGNED (sealed and delivered in the presence of:	Oth day of	August	(.1962	
Malan		Par	les IV	last (SEAL)
The becco to thene				(SEAL)
			,	(SEAL)
	· ·		1.50	(SEAL)
STATE OF SOUTH CAROLINA		PROT	BATE B	*. ***********************************
county of Greenville	1			
seal and as its act and deed deliver the within writ	ten instrument and the	ned witness and made nat (s)he, with the ol	oath that (s) he saw the where witness subscribed ab	
Notary Public for South Carolina.	(SEAL)			
STATE OF SOUTH CAROLINA .		RENUNCIATIO	N OF DOWER	
I, the undersig (wives) of the above named mortgagor(s) respectively, did declare that she does freely, voluntarily, and with reliaquish unto the mortgage(s) and the mortgage of dower of in and to all und singular the premise	did this day appear l out any compulsion, c e's(s') beirs or success	pefore me, and each, the lread or fear of any sors and assigns, all	inon being privately and	, that the undersigned wife, separately examined by me, lounce, release and forever at all lier, right, and claim
GIVEN under my hand and sort the 20th day of August 19 62.			Bull D.	1/at : 1
for Man	(SEAL)		7 - 7 - 1 - 1 - 1 - 1	
Notary Public for South Carolina, Recorded A	gust 22nd.	1962, at 12	:17 P.M. #516	8 (