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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to 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 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 renewals 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 Mortgagee may, at its option, enter upon said premises, make whitever 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 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 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 promises are occupied by the mortgager and after deducting all charges and expenses attending such preceeding 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 then owing by the Mortgage 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 thereby 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 bereby. 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 SIGNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: (SEAL) WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: (SEAL) WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE (Wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoover, renounce, release and forever reliquable under my hand and seal this Tyles under my hand and seal this Tyles under my hand and seal this Tyles of November 1963. (SEAL) (SEAL) With the other witness subscribed above witnessed the execution thereof. (Wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoover, renounce, release and forever reliquable under my hand and seal this Tyles of the above named mortgagor(s) and without any compulsion, dread or fear of any person whomsoover, renounce, release and forever reliquable under my hand and seal this Tyles of the above named mortgagor(s) and the mortgagor(s) and the mortgagor(s) heirs or successors and assign, all her interest and estate, and all her right and claim of the mortgagor(s) heirs or successors and assign, all her interest and estate, and all her right and claim of the mortgagor of the	gender shall be applicable to all genders.	•
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) folirs or successors and assigns, all her interest and estate, and all her right and claim of light of the order my hand and seal this Tyday of November 1963. SEAL) AND SHARE C. Palmordon.		day of November 1963.
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public do hereby certify unto all whem it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the mortgage(s) and the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of the oper of, in and to all and singular the premises within montioned and released. GIVEN under my hand and seal this 7 day of. November 1963. SEAL) AND SHARE C. PARNOTON.	Alvia D. Lariet	Court toste of GEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Let undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the mortgage(s) and the mortgage(s) helts or successors and assigns, all her interest and estate, and all her right and claim of the promises within mentioned and released. GIVEN under my hand and seal this 7 day of November 1963. SEAL) ANALYSE Willia for South Carolina (SEAL) ANALYSE Carolina Carolina County of the mortgage of the county of the mortgage of the county of the mortgage of the mortga	Jane D. Syn he	Total College & 1
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Let undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, relinquish unto the mortgage(s) and the mortgage(s) helts or successors and assigns, all her interest and estate, and all her right and claim of the promises within mentioned and released. GIVEN under my hand and seal this 7 day of November 1963. SEAL) ANALYSE Willia for South Carolina (SEAL) ANALYSE Carolina Carolina County of the mortgage of the county of the mortgage of the county of the mortgage of the mortga	-	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by mo, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of the original of the promises within mentioned and released. GIVEN under my hand and seal this 7 iday of November 1963. Nower biblie for South Caroline CEAL)		(SEAL)
COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of November 1963 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) here is respectively and suggested and the mortgage(s) and the mortgage(s) here or successors and assigns, all her interest and estate, and all her right and claim of Newer of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this Ty day of November 1963. Works Public for South Condition. (SEAL)		, (SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, drear of any person whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of the work of in add to all and singular the premises within mentioned and released. GIVEN under my haud and seal this T iday of November 1963. Works Public for South Condition.	STATE OF SOUTH CAROLINA	PROBATE
soal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7 day of November 19 63 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) for successors and sasigns, all her interest and estate, and all her right and claim of lower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this T iday of November 1963. Seal A. Janten. Works Public for South Coolies.	COUNTY OF GREENVILLE	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of liver of, in and to all and singular the premises within mentioned and released. GIVEN under my haud and seal this 7 day of. November 1963. Now Public for South Coroller. (SEAL)	seal and as its act and deed deliver the within written instru	he undersigned witness and made oath that (s)he saw the within named mortgagor sign, ment and that (s)he, with the other witness subscribed above witnessed the execution
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) here is respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) here is successors and assigns, all her interest and estate, and all her right and claim of New under my hand and seal this Tyiday of November 1963. Work Public for South Condition.	SWORN to before me this 7 day of November	19 63
RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) of the mortgagee(s) she mortgagee(s) of the mortgagee(s) she she mortgagee(s) she mortgagee(s) she she mortgagee(s) she mortgagee(s) she she mortgagee(s) she she she she mortgagee(s) she	Nogery Public for South Carolina. (SEAL	From 20 South
RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) of the mortgagee(s) she mortgagee(s) of the mortgagee(s) she she mortgagee(s) she mortgagee(s) she she mortgagee(s) she mortgagee(s) she she mortgagee(s) she she she she mortgagee(s) she	/	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of the under my haud and seal this GIVEN under my haud and seal this 7 rday of November 1963. Work Public for South Condition. (SEAL)	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by mo, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of tower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 7 day of November 1963. Works Public for South Condition (SEAL)	COUNTY OF GREENVILLE	
7 day of November 1963. North Public to South Control (SEAL) North Public to South Control (SEAL) Aroline C. Johnston	(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomesover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) being or successors and existing all her interest and exist and all her interest and exist and all her interest and exist.	
Septem B. Larret (SEAL) Caroline C. phnoton	GIVEN under my hand and seal this	V. 11.7 A
Norther Bublic for South Corolina	7 day of November 1963.	. Jan W. Jayler
Recorded November 7, 1963 at 12:12 P. M. #13866	Notary Public for South Carolina	
	Recorded Novem	ber 7, 1963 at 12:12 P. M. #13566

43