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- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face 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 Mortgagec 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 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its eption, 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 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 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 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 Moragagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal preceedings be instituted for the foreclosure of this mortgage, or should the Mertgage 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 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; etherwise to remain in full
- (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 SIGNED, sealed and delivered in the presence of:	day of	Jan uar y		68		
Stone W. Ballenger	-	Vm &	Bisho			_ (SEAL
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STATE OF SOUTH CAROLINA COUNTY OFGreenville		PI	ROBATE			
pagor sign, seel and as its act and deed deliver the with with execution thereof. SWORN to before me this 4th day of January	····· Willien	ersigned wilmess at instrument and f	nd made oath that (s)he, with	that (s)he saw h the other v	v the within nem witness subscribe	ed nier dabor
witnessed the execution thereof.	1	instruction and	nd made oath that (s)he, with	n the other y	the within near witness subscribe	ed abov
SWORN to before me this 4th day of January Notary Public for South Carolina. STATE OF SOUTH CAROLINA	1	968 E	nai (s)ne, win	w , C	witness subscribe	ed abov
Withdreed the execution thereof. SWORN to before me this 4th day of January Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville	1'	968 RENUNCIAT	rion of Dow	TER	Witness subscribe	voda bev
Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public (wives) of the above named mortgagor(s) reactedly examined by me, did declare that she does free aver, removince, release and forever relinquish unto the terest and estate, and all her right and claim of dower of the state of th	otary Public spectively, oly, voluntar	RENUNCIATE, do hereby certificate did this day appearingly, and without a	FION OF DOW	/ER hom it may not deach, upon, dread or fea	concern, that the being privately of any person	e under
Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greeville I, the undersigned Notary examined by me, did declare that she does free aver, renowince, release and forever relinquish unto the terest and estate, and all her right and claim of dower of GIVEN under my hand and seal this	otary Public spectively, oly, voluntar	RENUNCIATE, do hereby certificate did this day appearingly, and without a	FION OF DOW	/ER hom it may not deach, upon, dread or fea	concern, that the being privately of any person	e under
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