The Mortgagof further covenants and agrees as follows:

CIVEN under my hand and seal this 28th

ublic for South Carolina.

day Way

1969.

(SEAL)

My commission expires 5-19-79 Recorded May 30, 1969 at 2:13 P. M., #28690.

- (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 Mortgage of the Mortgagee on long as the total indebedenest his 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, that it will pay all premiums therefor when due; and that it does hereby authorities each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the halance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter exected in good repair, and, in the case of a construction into construction until completion without interruption, and should it fail 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 completion of any construction work underway, and charge the expenses for such repairs or the completion of the mortgage delt.
- (4) That it will pay, when due, all laxes, 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 herounder, 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 rents to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses 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 this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager 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 debt recured hereby or any part thereof be placed in the hands of any automey at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable atterney'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 hereaude.
- (7) That the Mortgagor shall hold and enjoy the premises above convoyed 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.
- (6) That the covenants herein contained shall bind, and the benefits and advantages shall inture to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

| Select sum of approximate to an Bonnard | · · |
|--|--|
| WITNESS the Mortgagor's hand and seal this 28th day of SIGNED, sealed and tellipped in the presence of: | May 19 69. Rolet S. Suffin (SEAL) Nage Miffin (SEAL) |
| | (SEAL) |
| | (07141) |
| | (SEAL) |
| | |
| STATE OF SOUTH CAROLINA | PROBATE |
| COUNTY OF GREENVILLE | |
| Personally enneared the undersi | gned 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 hatere me this 28th day of May | 19 69 |
| SOUNT OF THE STATE | Elizabeth & Solver |
| Notice (Public for South Carolina. My commission expires 5-19-79. | - June John State |
| My commission expires 5-19-79. | |
| STATE OF SOUTH CAROLINA) | S |
| } | RENUNCIATION OF DOWER |
| COUNTY OF GREENVILLE | and the second s |
| (wives) of the above named mortgagor(s) respectively, did this day appear | do hersby certify unto all whom it may concern, that the undersigned wife referor me, and each, upon being privately and separately examined by me, dread or fear of any person whomsover, renounce, release and forever essors and assigns, all her interest and estate, and all her right and claim and released. |

Ames Dr. Al