The Martgagor 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 pramiums, public assessments, repairs or other purposes purposes the evergants hareful. This mortgage shall also excure the Mortgages for any further leant, advances, readvances or credits may be made hereafter to the Mortgager by the Mortgager so long as the total indebtedness thus secured does not exceed the original amount shawn so, the face hereof. All sums to 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 hezards 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 has 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 primities and does hereby authorize each insurance company concepted 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 lean that it will continue construction until completion without interruption, and should it fall 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 such construction to the mortgage debt.
- (4) That it will pay, when duo, all taxes, public assessments, and other governmental or municipal charges, fines or other impesitions affecting the mortigaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortigaged 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 etherwise, appoint a receiver of the mortgaged premises with full subtorly 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 aftereding such preceding and the execution of its trust as receiver, shall apply the residues 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 mole secured hereby, then, a' the option of the Mortgagee, all sums then owing by the Moragegor 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 hits Mortgage or the title to the premittee described nersh, or should the dabt secured hereby or any part thereof be placed in the hands of any alterney 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 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; otherwise to remain in full force and virtue.

and the use of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 12th d SIGNED, sayad and delivered in the presence of:	September 19 69.
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STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE
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