- (1) That this mortgage shall secure the Mortgages, for such for they sums as may be devened hereafter, at the series of the Mortgages, for the payment of taxes, Insurence premiums, public essessments, repairs or other purposes pursuant to the coverledt hereit. This mortgage shall also secure the Mortgages for any further loans, asymmetry insuference or credit that may be stake perfectly by the Mortgages so long as the total indebteness this secured does not exceed the irritant amount, sometimes the secured does not exceed the irritant amount, secure the semination of the Mortgage so long as the unit of the semination of the Mortgage so the semination of the Mortgage so the semination of the Mortgage so the semination of the Mortgage sometimes 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 Mortgages against loss by tire and any other hexards specified by Mortgages, in an amount now loss that the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in laws, or, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages, the proceeds of any policy insuring the mortgaged primises and does hereby author; as each insurance company, excerned to make payment for a less directly to the Mortgages, 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 lear, that it will continue construction until completion without intercursion, and should it fall to do so, the Mortgages may, at its selfene enter upon add premises, make whatever registrace necessary, including the completion of any construction; work underway, and charge the expenses for such repairs or the completion of such construction to the merigage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, tines or other impeditions 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 agreed

wise, appoint a receiver of the mortgaged pramises, with full authority to take possession of the mortgaged premises and collect the court in the avent said pramises are accupied by the mort gager and after deducting all charges and expenses strending such preceding and the execution of its front 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 destuit in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, a the option of the Mortgage, all sums then owing by the Mortgage of the Mortgage 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 about the Mortgage aparty of any sull involving this Mortgage or the title to the premises described herein, or any other collection by suit or otherwise, all casts and expenses incurred by the Mortgage, and a resonable atterney's fee, shall thereupon become due and payable immediately or any entered the mortgage, and a resonable atterney's fee, shall thereupon become due and payable immediately are demanded at the polion of the
Mortgages, 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 merigage 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 core names of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and voids otherwise to remain in full force and virtue.
(8) That the coverants herein contained shall bind, and the benefits and advantages shall lauve to the respective heirs, executors administrators, successors and assigns, of the parties hereb. Whenever used, the singular shall hacked 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 19th day of November, 1969  SIGNED, sealed and delivered in the presence of:  William Thomas Miles (SEAL)  Country The Pales (SEAL)
(SEAL)
[1876]
STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE
Personally appeared the undersigned witness and made oath that (sine saw the within named n ort gagor, night, seel and as its act and dead deliver the within written instrument and that (sine, with the other witness subscribed above witnessed the street, its property is not and dead of the subscribed above.
swork to helore my this 19th day of November 1969  1011  101
dy commission expires January 1, 1971.
STATE OF COUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE
I, the undersigned Notary Public, do hereby certify unto all whom it may centers, that the under signed wife (wives) of the above named mortgaports) respectively, did this day aspear before me, and each, upen being privately and against yearmined by me, did declare that she does treely, voluntarity, and without any compulsion, dread or fear of any person whemes very, response, release and forever relinquish unto the mortgapee(s) and the mortgapee(st) helm, or uccessors and assigns, all her in

GIVEN under my harid	and soal this			the max Miles
19th day of Novem	Net /	<b>y</b> 69	voca	The race races
Notary Public for South	Gerofina.	21(SBAL)		

My commission expires January 1, 1971. 1969 at 10:00 A.M. # 11973