The Mortgagor further covenants and agrees as follows:

GIVEN under my hand and seal this

10th day of

February,

Notary Public for South Caroline/ Fred N. McDonald My commission expires January 1, 1971.

19 70.

Recorded February 10, 1970 at 3:39 P. M., #17681.

- (1) That this mortgage shall secure the Mortgagoe for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure like Mortgagoe for any further loans, advances, readvances or credits may be made hereafter to the Mortgagor by the Mortgagoes is long as the lotal indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer 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 Mortgage against loss by fire and any other hazards specified by Mortgage, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Mortgage, and the mortgage against a favor of, and in form acceptable to the mortgage, and that it will pay all premiums therefor when due; and that it does hereby satisfy to the Mortgage the proceeds of any policy insuring the mortgaged primities and does hereby suthorize each insurance company concended, to make payment for a loss directly to the Mortgage, to the extont of the balance owing on the Mortgage dobt, whether due or not.
- (3) That it will keep all improvements now existing or hersefter created 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 whalever 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 dabl.
- (4) That it will pay, when duo, 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 pursuent 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 afteredding such preceeding and the execution of its trust as raceiver, 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 till to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any altorney 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 Morigagor shall hold and enjoy the premises above conveyed until there is a default under this morigage or in the note secured hereby. It is the true meaning of this instrument that if the Morigagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this morigage shall be utterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenents herein contained shall blind, and the bonefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereb. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

and the use of any gender shall be applicable to all genders.	
WITNESS the Mortgagor's hand and seal this 10th day of SIGNED, sealed and delivered in the presence of:	February 1970.
Connie S, Ware /	ELBERT C. ELLIOTT (SEAL)
Fred N. McDonald	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
gagor sign, seal and as its act and deed deliver the within written i witnessed the execution thereof.	signed witness and made oath that (s)he saw the within named n ort- natrument and that (s)he, with the other witness subscribed above
SWORN to before me this 10thday of February 19 Mary Public for South Carolina. Fred N. McDonald My Commission expires January 1, 1911.	70. **Connie S. Ware
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
	, do hereby certify unto all whom it may concern, that the under- did this day appear before me, and each, upon being privately and sep-