- (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 premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the fage hereof, All sign has a davanced shall be ar 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 crected 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 is 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 Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby satign to the Mortgagee the proceeds of any policy insuring the mortgaged premites and does hereby authorite each insurance company concerned 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, enter upon add 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 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 Clasmients or otherwise, appoint a receiver of the mortgaged premises, with full authority to take postession of the mortgaged premises and copied to the rents, issues and profits, including a reasonable rental to be fitted by the Court in the event said premises and cocputed by the mortgager and affer excelling 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 rums then owing by 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 premise described herein, or should the debt secured hereby or any part therefor 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; otherwise to remain in force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, adminis-

Patrice M. Breoling Many W. Kary (SE)	WITNESS the Mortgagor's hand and seal this SIGNED, soaled and delivered in the presence of:	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor st need and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execut thereof. SWORN-to before me this /	- All Sommer Strains	W. Gridon Key (SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the erecut thereof. SWORN to before me that Gay of February 1970. Who of the store and the carolina of the country of GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgage(s) and the mortgage(s) here is or successors and assigns, all her interest and estate, and all her right and clif of dwer of, in and to all and singular the premises within mentioned and reloased. Who will be the store the mortgage(s) and the mortgage(s) here is or successors and assigns, all her interest and estate, and all her right and clif of dwer of, in and to all and singular the premises within mentioned and reloased. SEALL What we will be saw the within named mortgage(s) and the mortgage(s) here or successors and assigns, all her interest and estate, and all her right and clif of dwer of, in and to all and singular the premises within mentioned and reloased. SEALL What we will be saw the within named mortgage(s) and the mortgage(s) here or successors and assigns, all her interest and estate, and all her right and clift of dwer of, in and to all and singular the premises within mentioned and reloased. SEALL	Patricia M. Backen	Mary W. Kary (SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the erecut thereof. SWONN-to before me this (SEAL) Nowary Public for Booth Carolina, MY CORNILSSION expires (0-3/-)9 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned without any compaison, dead or fear of any person whomosey resource, released and for relinquish unto the mortgage of the mortgage of the premises within mentioned and released. GIVEN under my band and seal this "Harvette" 1970. MACH THE SEALL SEALL When the saw the within named mortgager of the execution of the control of the control of the saw the within named mortgager of the undersigned without any compaison, dead or fear of any person whomosey resource, release and fore relinquish unto the mortgage of the premises within mentioned and released. GIVEN under my band and seal this "Harvette" 1970. Mach Lauther (SEAL)		(SEAL
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Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor si thereof. SWORN-to bright me this	STATE OF SOUTH CAROLINA	PROBATE
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Neary Public for South Carolina, My Commission expires (0-3/-79) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned will did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, renounce, release and fore reliquidah unto the mortragee(0) and the mortragee(0) helrs or successors and anignal, all her interest and estate, and all her right and cit of dower of, in said to all and singular the premises within mentioned and released. GIVEN under my hand and seal this **Little of County of the August 1970.** **Little of County of the August 19	,	
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Thereof (represent) 1970. Many W. Kay	seal and as its act and deed deliver the within written instrum thereof. SWORN-to before me this // day of February Notary Public for South Carolina. My Commission expires / 0 - 3/- 29 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	nent and that (1) he, with the other witness subscribed above witnessed the execution 19 70. **Reference of Down Renunciation R
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My commissionarpites: /0 - 37- 46	seal and as its act and deed deliver the within written instrum thereof. SWONN-to-brigge me this // day of February We will be for Booth Carolina. My Commission expires / 0 - 3/- 2/ STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary (wives) of the above named mortgagor(s) respectively, did this did declare that she does freely, voluntarily, and without any correliquish under the mortgaged on the mortgage side of the periliquish under the mortgaged of and the mortgage of the best of dower of, in and to all and singular the premises within m GIVEN under my band and seal this	RENUNCIATION OF DOWER Public, do hereby certify unto all whom it may concern, that the undersigned wife ay appear before me, and each, upon being privately and separately examined by mempulsion, dread or fear of any person whomsoever, renounce, release and forever, or successors and assigns, all her interest and estate, and all her right and claim emilioned and released. Many W. Kany