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The Mortgagor further covenants and agrees as follows:

- (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 Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be 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, and that it will pay hereby authorize 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 Mortgagee may, at its option, enter upon said premises, 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 Chambers or otherwise, appoint a receiver reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged rentiated all charges and expenses attending such preceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the
- (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 information 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 full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, adminisgender shall be applicable to all genders. Whenever used, the singular shall included the plural, the plural the singular, and the use of any

gender shall be applicable to all genders.	the singular shall included the plural, the plural the singular, and the use of any
SIGNED, scaled and delivered in the presence of:	day of September, 19 70
Jum Aucen	Jack DSCrange (SEAL)
Tee of engline	Key D. Hawkin (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
seal and as its act and deed deliver the within written instrument	ndersigned witness and made oath that (s)he saw the within named mortgagor sign, and that (s)he, with the other witness subscribed above witnessed the execution
SWORN to before me this 29th day of September,	, 19 70 .
Notary Public for South Carolina. My Commission Expires: 12/14/19	Jan Nue and
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
(wives) of the above named mortgagor(s) respectively, did this day at did declare that she does freely, voluntarily, and without any compurelinquish unto the mortgagee(s) and the mortgagee's(s') heirs or of dower of, in and to all and singular the premises within mention	plic, do hereby certify unto all whom it may concern, that the undersigned wife opear before me, and each, upon being privately and separately examined by me, ision, dread or fear of any person whomsoever, renounce, release and forever successors and assigns, all her interest and estate, and all her right and claim oned and released.
GIVEN under pry hand and seal this	
29th day of September 19 70.	Dohnie H. Alvan
Notary Public for South Carolina. My Commission Expires: 1/4/79 (SEAI) Sinda To Hawkins
Recorded Sept. 30, 1970 at 9:34 A.	M., #7729.
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