The Mortgagor further covenants and agrees as follows:

GIVEN under my hand and seal this

18thur February

19 72.

(SEAL)

Recorded February 22, 1972 at 10:03 A. M., # 22457

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced bereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent 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 Mortgagor by the Mortgages so long as the total indebtrdness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unlass 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 Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagec, 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 fail to do so, the Mortgagee may, at its epties, 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 impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 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 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 sums then owing by the Moragagor 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 Mortgagea become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof 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 full force and virtue.

WITNESS the Mortgagor's hand and seel this 18th SIGNED, expled and delivered in the presence of:  Sauturna H. Colch	day of	February 1972	
	<del>-</del> _	Seth W. Scruggs	(SEAL) (SEAL) (SEAL)
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	<u> </u>		(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE	
- Baker siker same end as its act sixt Daar Daitablitie At	ed the under thin written i	signed witness and made oath that (s)he saw the within onstrument and that (s)he, with the other witness subsc	samed nort- ribed above
gagor sign, seel and as its act and deed deliver the wi witnessed the execution thereof.  SWORN to before me this 18th day of February Applies for South Carolina.  When the seed and as its act and deed deliver the wind witnessed the execution thereof.  SWORN to before me this 18th day of February Applies (SE Morrow Public for South Carolina.)  When the seed and as its act and deed deliver the wind witnessed the execution thereof.	ry 19	signed witness and made oath that (s)he saw the within instrument and that (s)he, with the other witness subscited.	ribed above