The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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. Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face unless attacked and shall be payable on demand of the Mortgagee.
- (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 mortgage dear, 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 favor of, 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 premises and does hereby authorize each insurance company concerned to make payment for a loss 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 loan, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its option, 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 morigage 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agreed that, should legal proceedings be instituted pursuant 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 or otherrents, 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 preceeding 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 Mortthis morrgage may be toreclosed. Should any legal proceedings be instituted for the foreclosure of this morrgage, or should the Mortgage become a party of any suit involving this Mortgage or the fit is 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 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITHERS the Mortgagor's hand and seal this lith signed. SIGNED, sealed and delivered in the presence of:  HOD STRICTS THE THE LANGE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  Perponsily appeared, the undersigned witness and made cath that (s)he saw the within named n ord witnessed the execution thereof.  SWORN to before me this lith darys damary  19 78  Marry Public for South Carolina, by Commission troops along a RENUNCIATION OF DOWER  Hortgagar is a Corporation  I, the undersigned Metary Public, do bereby certify unto all whom it may concern, that the understand with (wives) of the above same mortgagorie) and the mortgagories one, and each, upon being privately and early reverse, renowney, release and forever relinquists unto the mortgagories) and the mortgagories, drawd or fair of any person whomes and selection of the state of the same and forever relinquists unto the mortgagories) and the mortgagories within mentlaned and released.  Metary Public for South Carolina.  (SEAL)			Beimtelot		and the biginit the	hinter and tiuenis
By Marien E, Weeten, Secretary-Treasurer  (SEAL  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Perponally appeared the undersigned wilness and made eath that (s)he saw the within named n ord wilnessed the execution thereof.  SWORN to before me this lith day of January  19 78  Netary Public for South Carolina.  No mediated trans Alexy 4, 184  STATE OF SOUTH CAROLINA  No mediated trans Alexy 4, 184  No mediated trans Alexy 1, 184  No mediated trans Alexy 1, 184  No mediated trans Alexy 2, 184  No mediated trans Alexy 4, 184  No mediated trans Alexy 2, 184  No mediated trans Alexy 3, 184  No mediated trans Alexy 3, 184  No mediated trans Alexy 4, 184  No mediated trans Alexy 3, 184  No mediated trans Alexy 4, 184  No mediated	WITNESS the Mortgagor's his SIGNED, sealed and delivere	and and seal this li d in the presence of:	th day of J	HOD STRUCTS	1973 F IDIO.	(894)
Harlen E. Wosten, Secretary-Treasurer  (SEAL  STATE OF SOUTH CAROLINA  Probate  Perponally appeared, the undersigned wilmers and made outh that (s)he saw the within named n or wilmessed the execution thereof.  SWORN to before me this lith day of Canuary  19 78  STATE OF SOUTH CAROLINA  Notary Public for South Carolina, to maintain trips Alaxy 4, 1941  STATE OF SOUTH CAROLINA  Notary Public for South Carolina, to maintain trips Alaxy 4, 1941  STATE OF SOUTH CAROLINA  NO.—  RENUNCIATION OF DOWER  Hertgager is a Corporation  I, the undersigned Notary Public, do hereby crub all whom it may concern, that the understably examined by me, did declare that the does freely, voluntarily, and without any computed, reader frear of any person whomsever, renounce, release and foreur relinquist unto the mortgages (s) and the mortgages (s) being or successors and assigns, all her in- GIVEN under my hand and seel this  day of  19  Notary Public for South Carolina,  (SEAL)	Jan 5	1/20		de re appe	on, Jr., President	ent
Harlen E. Wosten, Secretary-Treasurer  (SEAL  STATE OF SOUTH CAROLINA  Probate  Perponally appeared, the undersigned wilmers and made outh that (s)he saw the within named n or wilmessed the execution thereof.  SWORN to before me this lith day of Canuary  19 78  STATE OF SOUTH CAROLINA  Notary Public for South Carolina, to maintain trips Alaxy 4, 1941  STATE OF SOUTH CAROLINA  Notary Public for South Carolina, to maintain trips Alaxy 4, 1941  STATE OF SOUTH CAROLINA  NO.—  RENUNCIATION OF DOWER  Hertgager is a Corporation  I, the undersigned Notary Public, do hereby crub all whom it may concern, that the understably examined by me, did declare that the does freely, voluntarily, and without any computed, reader frear of any person whomsever, renounce, release and foreur relinquist unto the mortgages (s) and the mortgages (s) being or successors and assigns, all her in- GIVEN under my hand and seel this  day of  19  Notary Public for South Carolina,  (SEAL)			<b>X</b>			(SEAL
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Personally eppeared the undersigned witness and made oath that (s)he saw the within named nort witnessed the execution thereof.  SWORN to before me this lith day of January 1978  Hetary Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF  REMUNCIATION OF DOWER  Hertgagar is a Corporation  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understand water, resource, release and forever relinquish unto the mortgager(s) and the mortgager(s) free successors and each, upon being privately and server, resource, release and forever relinquish unto the mortgager(s) and the mortgager(s) fell or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Hotary Public for South Carolina.  (SEAL)  Notary Public for South Carolina.  (SEAL)						(SEAL
Personally appeared the undersigned wilness and made oath that (s)he saw the within named nor wilnessed the execution thereof.  SWORN to before me this lith day of January  Netary Public for South Carolina.  Younders Days Alway 4, 1811  STATE OF SOUTH CAROLINA  IO — REMUNCIATION OF DOWER  Hertgagar is a Corporation  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the understand will examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person wheemset and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Notary Public for South Carolina.  (SEAL)  Notary Public for South Carolina.  Personally appeared that (s)he saw the within named nor without any canoers, that the understand within a Corporation of the saw the within mentioned and released.  Notary Public for South Carolina.  (SEAL)	STATE OF SOUTH CAROLIN	A , "'				
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