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 indebtness 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 Mortgagee unless otherwise
- (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 all premiums therefor when due; and that it does hereby assign to the Mortgagee 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 Mortgagee, to the extent of the halance 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, 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 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 attending such proceeding 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 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 title 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 altorney'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 convenants 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
- (6) That the covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural the characteristics and advantages and the parties hereto.

| The foregoing instrument was acknowledged before me this  Notary Public for South Carolina Ny commission expires:  FEMALE MORTGAGOR  | use of any gender shall be appli-  | cable to all genders.               | ver used, the singular shall include the plural, the plural the singular, and the |
|--|------------------------------------|-------------------------------------|---|
| SIGNED, stated and delivered in the presence of:    Country of GREENVILLE     SEAL     SEAL   | WITNESS the Mortgagor's han        | d and scal this 1/14 d              | lay of ASP 2: 0 . 1973.   |
| STATE OF SOUTH CAROLINA  The foregoing instrument was acknowledged before me this  STATE OF SOUTH CAROLINA  The foregoing instrument was acknowledged before me this  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  FEMALE MORTGACOR  Notary Public for South Carolina My commission expires:  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- dramined by me, did declare that she does freely, voluntarily, and without any compulsion, draw or large sign and of ever of any person whomsoever, re- ounce, release and forever relinguish unto the mortgage(sy) and the nortgage(sy) and without any compulsion, draw of large of any person whomsoever, re- ounce, release and forever relinguish unto the mortgage(sy) and the nortgage(sy) and the | SIGNED, scaled and delivered       | n the presence of:                  |   |
| (SEAL)  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  The foregoing instrument was acknowledged before me this  Notary Public for South Carolina My commission expires:  STATE OF SOUTH CAROLINA  FEMALE MORTGACOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned was indeed by me, did declare that she does freely, voluntarily, and without any compulsion, dear of lear of any person whomseever, recounce, release and forever relinguish unto the mortgage(s) and the mortgage(s) heirs 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.  SIVEN under my hand and seal this  day of  (SEAL)  | 1                                  | 10- 0                               | 12 10 1/ 4 000 mm/  |
| STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  STATE OF SOUTH CAROLINA  FEMALE MORTGAGOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, recounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) heirs 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.  SiVEN under my hand and seal this  day of  [SEAL]  [SEAL]  [SEAL]  [SEAL]  [SEAL]  | Zuconicca (c)                      | Mourden                             | (SEAL)  |
| STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  STATE OF SOUTH CAROLINA  FEMALE MORTGAGOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, recounce, release and forever relinquish unto the mortgager(s) and the mortgager(s) heirs 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.  SiVEN under my hand and seal this  day of  [SEAL]  [SEAL]  [SEAL]  [SEAL]  [SEAL]  | Francia 33.                        | Norman .                            | , , , , , , , , , , , , , , , , , , ,   |
| ACKNOWLEDGMENT  ACKNOWLEDGMENT  ACKNOWLEDGMENT  ACKNOWLEDGMENT  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  Notary Public for South Carolina  My commission expires:  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately vamined by me, did declare that she does freely, voluntarily, and without any compusition, dread or fear of any person whomsoever, resounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs 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.  SiVEN under my hand and seal this  day of  (SEAL)  (SEAL)  (SEAL)  (SEAL)   |                                    | X                                   | (SEAL)  |
| ACKNOWLEDGMENT  ACKNOWLEDGMENT  ACKNOWLEDGMENT  ACKNOWLEDGMENT  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  Notary Public for South Carolina  My commission expires:  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately vamined by me, did declare that she does freely, voluntarily, and without any compusition, dread or fear of any person whomsoever, resounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs 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.  SiVEN under my hand and seal this  day of  (SEAL)  (SEAL)  (SEAL)  (SEAL)   |                                    |                                     | (SEAL)  |
| ACKNOWLEDGMENT  COUNTY OF GREENVILLE  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged to prove the foregoing acknowledged the foregoing acknowledged the foregoing acknowledged to prove the foregoing acknowledged the foregoin |                                    |                                     | · ·   |
| The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  Notary Public for South Carolina My commission expires:  STATE OF SOUTH CAROLINA.  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resource, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs 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.  SiVEN under my hand and seal this  day of  (SEAL)  (SEAL)  (SEAL)  (SEAL)  |                                    |                                     | (SEAL)  |
| The foregoing instrument was acknowledged before me this  The foregoing instrument was acknowledged before me this  Notary Public for South Carolina My commission expires:  TATE OF SOUTH CAROLINA  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately vamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, recounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs 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.  Siven under my hand and seal this  day of  19  (SEAL)  Seal   | STATE OF SOUTH CAROLIN             | ;A }                                | LOVANONII EDOVENIA  |
| The foregoing instrument was acknowledged before me this    Adaptive County Public for South Carolina   SEAL   | COUNTY OF GREENVIL                 | IF {                                | ACANOWLEDGMENT  |
| Notary Public for South Carolina My commission expires:  FEMALE MORTGAGOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately samined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or lear of any person whomsoever, resource, release and forever relinquish unto the mortgagec(s) and the mortgagec's(s') heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Stotary Public for South Carolina. RecordedApril 19, 1973 at 12:32 P. M., # 29676   |                                    | ,                                   | 11th day of Coa D 100 3 , 111C1A JODDA  |
| Notary Public for South Carolina My commission expires:  FEMALE MORTGAGOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately samined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, recounce, release and forever relinquish unto the mortgagec(s) and the mortgagec's(s') heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Cotary Public for South Carolina. RecordedApril 19, 1973 at 12:32 P. M., # 29676  | •                                  |                                     |   |
| FEMALE MORTGAGOR  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately nounce, release and forever relinquish unto the mortgagee(s) and the niortgagee(s) heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Cotary Public for South Carolina-RecordedApril 19, 1973 at 12:32 P. M., # 29676   |                                    |                                     |   |
| FEMALE MORTGAGOR RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- d wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately counce, release and forever relinquish unto the mortgagec(s) and the mortgagec(s) heirs 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.  Siven under my hand and seal this  day of  (SEAL)  (SEAL)  Outary Public for South Carolina. RecordedApril 19, 1973 at 12:32 P. M., # 29676   |                                    | ,                                   | Notary Public for South Carolina My commission expires:                           |
| I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately samined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resource, release and forever relinquish unto the mortgagec(s) and the mortgagec's(s') heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  |                                    |                                     |   |
| I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately samined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resource, release and forever relinquish unto the mortgagec(s) and the mortgagec's(s') heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | STATE OF SOUTH CAROLIN             | A. \ FEMALE MORT                    | TGAGOR  |
| I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately samined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resource, release and forever relinquish unto the mortgagec(s) and the mortgagec's(s') heirs 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.  Siven under my hand and seal this  day of  (SEAL)  Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | COUNTY OF                          | <b>}</b>                            | RENUNCIATION OF DOWER   |
| Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  |                                    | I, the undersigned Notary           | Public, do hereby certify unto all whom it may concern that the auditoria         |
| Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | ed wife (wives) of the above na    | med marteagor(s) respectively, die  | d this day appear before me, and each, upon being privately and senarately        |
| Cotary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | nounce, release and forever reline | it she does freely, voluntarily, an | he mortgages sell being or successors and assigns all he interest whomsoever, re- |
| day of 19 .    Ostary Public for South Carolina Recorded April 19, 1973 at 12:32 P. M., # 29676   5 P. M.  | and all her right and claim of d   | ower of, in and to all and singula  | ar the premises within mentioned and released.                                    |
| Sotary Public for South Carolina Recorded April 19, 1973 at 12:32 P. M., # 29676   | GIVEN under my hand and seal       | this                                |   |
| Solary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | day of                             | 19 .                                |   |
| Solary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  |                                    | (2)                                 | WAT \   |
| botary Public for South Carolina. Recorded April 19, 1973 at 12:32 P. M., # 29676  | Valore Dublic to Court Court       | 1                                   | · · · · · · · · · · · · · · · · · · ·   |
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| 11 441   |                                    |                                     | [선명]  |