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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, puolic assessments, tepairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness thus secured these 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 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 thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and that all such policies and renewals 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 premiums and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to

(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 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

(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 its, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged 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.

(0) 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 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, 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 here ministrators successors and assign use of any gender shall be applica	in contained shall bind, as	nd the benefits ar	id advantages shal	l inure to, the respec	tive heirs, execu	tors, ad	
use of any gender shall be applica	ble to all genders.	vacacver aseu, aa	e singular shall inc	lude the plural, the pl	ural the singular,	and the	e .
WITNESS the Mortgagor's hand		day of	May	1973.			
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COUNTY OF GREENVILLE	}	PRO	BATE				
gagor sign, seal and as its net and nessed the execution thereof.	Personally appeared deed deliver the within w	the undersigned ritten instrument	witness and made and that (s)he, wi	oath that (s)he saw th the other witness	the within named	d mort-	
SWORN to before me this 25				Ralmon			
Notary Public for South Carolina My Commission Expires: Apri		(SEAL)	- Orac	100 Cmar	<u>~ Caya</u>		
STATE OF SOUTH CAROLINA)						
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ed wife (wives) of the above name examined by me, did de_lare that nounce, release and forever relinqui and all her right and claim of dow	I, the undersigned No d mortgagor(s) respective she does freely, voluntaril ish unto the mortgagec(s) er of, in and to all and s	otary Public, do h ly, did this day a ly, and without a and the mortgage singular the premi	ereby certify unto a ppear before me, a my compulsion, dr e's(s') heirs or succ lses within mention	all whom it may conc not each, upon being a case of ear of any a cases and assigns, all and released	ern, that the und privately and sep serson whomsoev her interest and	ersign- arately er, re- estate,	
GIVEN under my hand and seal th	is	•		and released.		•	,
day of	19 .					-	
Notary Public for South Carolina. B	ecorded May 28,	(SEAL) 1973 at 9:4	D A. M.,# 33	992		PAID	REC
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