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, to the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the conventants herein. This mortgage shall also secure the Mortgagee for any further leave, advances, readvances or or cities that may be made hereafter to the Mortgage by the Mortgagee so long as the total jurishtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be an interest at the same rate as the inortgage debt and shall be payable on demand of the Mortgagee unless otherwise provider in writing.
- (2) That it will keep the improve a received from time to the Mortgaged property insured as may be required from time to time by the Mortgaged against loss to fire and any other hazards specified by Mortgaged, in an amount not loss than the inortgaged debt, or in such anomounts as may be required by the Mortgaged, and in companies a ceptable to it, and that all such policies good tenewals thereof shall be held by the Mortgaged, and decompanies a ceptable to it. and that all such policies good tenewals thereof shall be held by the Mortgaged, and therefor shall be included the such as the policies and the state of the Mortgaged and in form acceptable to the Mortgaged, and that all the promiums therefor when due; and that it does hereby assign to the Mortgaged, to the fire insurance company concerned to make payment for a loss directly to the Mortgaged, to the extent of the balance owing our the Mortgage debt, whether due or not.
- (3) That it will keep all injure enterts row 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 reads, 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 Mortgage all sums then owing by the Mortgager to the Mortgage 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 Mortgage become a party of any suit the volving this Mortgage or the title to the premises described herein, or should the debt secured hereby or part thereof be placed in the hands of any attorney at law for collection by set or otherwise all costs and express incurred by the Mortgagee, and a reasonable attoriory's fee, shall thereupon become the 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 force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective beirs, executors, administrative successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any

AVITNESS the Mortgagor's hand and se SIGNED, scaled and delivered in the pres	sal this 6th day of sence of:	July 19 73 A & B PROPERTIES, II By:	(SEAL)	
			(SEAL)	5
STATE OF SOUTH CAROLINA	1	PROBATE	· · · · · · · · · · · · · · · · · · ·	
COUNTY OF GREENVILLE			•	,
SWORN to before me this 6th da			JI 777	
Notary Public for South Carolina. My Commission Expires:	2/3/81	Kochy	W. Rolling	DOD A
Lineral - S- Hold	(SEAL) 2/3/81	NOT NECESSARY		PORA ION
Notary Public for South Carolina. My Commission Expires: STATE OF SOUTH CAROLINA. COUNTY OF	2/3/81	RENUNCIATION OF DOWER		
Notary Public for South Carolina. My Commission Expires: STATE OF SOUTH CAROLINA. COUNTY OF (wives) of the above named mortgago	2/3/81 I, the undersigned Notary Public, do r(s) respectively, did this day appointarily, and without any computation the mortgage (s) heirs or such	RENUNCIATION OF DOWER o hereby certify unto all whom it may ear before me, and each, upon being p sion, dread or fear of any person who cessors and assigns, all her interest and	concern, that the undersigned wife rivately and separately examined by	
Notary Public for South Carolina. My Commission Expires: STATE OF SOUTH CAROLINA. COUNTY OF (wives) of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely, very commission of the above named mortgago me, did declare that she does freely.	2/3/81 I, the undersigned Notary Public, do r(s) respectively, did this day appointarily, and without any computation the mortgage (s) heirs or such	RENUNCIATION OF DOWER o hereby certify unto all whom it may ear before me, and each, upon being p sion, dread or fear of any person who cessors and assigns, all her interest and	concern, that the undersigned wife rivately and separately examined by	
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