The Mortgagor further coverants in lagrees as follows:

It That this mortgage shall secure the Mortgagee for such further some as may be a hancel here short at the option of the Morganorizage shall also secure the Mortgagee for any further beans, advances regions as or other purposes governor to the contract force. This by the Mortgagee so long as the total includiness thus secured does not exceed the original an early secure. It must be to the force of All series so advanced shall hear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise regional in neiting.

(2) That it will keep the improvements now existing or hereafter created 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 anomal 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 politics and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form a companie 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 politics in our gather mortgaged premises and does hereby authorize each insurance company contented to make payment for a loss directly to the Mortgagee, 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 bun, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter up in said such repairs or the completion of such construction to the mortgage debt.

County

(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 a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and professings and expenses attending a masonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged rank 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

16. 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 Mortgage it 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 involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof he placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgage, of the debt secured hereby, and may be recovered and collected hereby for on demand, at the option of the Mortgage, as a part of the debt secured hereby, and may be recovered and collected hereby let.

To That the Morigagor shall hold and enjoy the premises above conveys i until there is a default under this mortgage or in the note secured hereby. It is the true me ming of this instrument that if the Morigagor shall fully perform all the terms, condumns, and convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, offerwise to remain in full force and

(8) That the covenants herein contained shall hind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties here to. Whenever used, the angular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 177 [7] SIGNED, sealed and delivered in the presence of: SEAL) STATE OF SOUTH CAROLINA COUNTY OF Dreamile PROBATE Personally appeared the undersigned witness and made oath that she saw the within named mortgagor's) sign, seal and as the mortgagor's's') act and deed, deliver the within written Mortgage, and that is he with the other witness subscribed above, witnessed the Notary Public for South Carolina My commission expires: 3/6/84 STATE OF SOUTH CAROLINA COUNTY OF 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 examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, reporting and for ver reinquish unto the mortgage established or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to ad and singular the premises within mentioned and released. GIVEN under my hand and seal this day of SEAL) 19281 Notary Public for South Carolina RECORDED FEB 1 6 '75 At 4:16 P.M. My commission expires: Register of Mesne Conveyance hereby certify that the Gantt 1.EATHERWOOD, WALKER, TODD & MANN Attorneys at Law Greenville, South Carolina Mortgage COUNTY OF Albert OF SOUTH CAROLINA SUE M. BASS JACK K. TAYLOR of Mortgages, page 345 GREENVILLE X19281 X Taylor Property d within Mortgage Real Estate