gee, for the payment of tixes, 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 Mortgager 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 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 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 a coptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the preceded of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage debt, whether due or not. (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from 13: That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a instruction that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagen, ay, at it is office on the tip premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expresses 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, times of other any settlem against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the neutralized (5) That it hereby assigns all rents, issues and profits of the mort caged premises from and after any default hereunder, and agrees that should legal proceedings by instituted pursuant to this instrument, any judge having jurisdiction may, at Cl. indeed or oth owner, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the tents, 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 attended in the execution of its trust as receiver, shall apply the residue of the rents, issues and profits the profits the profits that the profits is the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits that the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of the data received beautiful the profits the same of (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 Mortgagor 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 attorney 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 here under. toward the payment of the debt secured hereby. (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 (8) That the covenants herein contained shall hind, and the bone fits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders day of November WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of Levis John Wilton Ware STATE OF KODDOWSKIEW NEW YORK COUNTY OF Wy taly. 12. PROBATE Smuit Changer Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribe y above witday of November Wanter Par State York Notary Public for Motors Condition New York No. 60-653:625

My Commission Expires: 122 7 Term Expires Work 39, 1978 NOT NECESSARY STATE OF KODINIVE MOUNTAIN XXXXX XXXXX XXXXXXXX RENUNCIATION OF DOWER COUNTY OF PURCHASE MONEY MORTGAGE 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, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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 GIVEN under my hand and seal this day of XXXXXXXXXXX XXXXXX RUNYXMEXXXMUXUXX _(SEAL) My commission expires: At 3:12 P.M. RECORDED DEC 9 Mortgage J. Spillane and Judividually Cleveland, individually Executrix of the Estate smiah R. Cleveland rker Alley ll Ware ohn Wilton Ware OF SOUTH CAROLINA TORNEY - AT - LAW & Co., Office Supplies, Greenville, S. C. day of that the Conveyance GreenvilleCounty GREENVILLE <u>♀</u> MCKINNEY, Mortgages, **3.6**6 December Real Y X Mortgage page Estate recorded 4M.8/74

The Mortgagor further covenants and agrees as follows:

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