The Mortgage buther coverants and agrees as follows

(1) That this motizing shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the "Long-give, for the payment of trues, insurance promises, public assessments, repairs or other purposes pursuant to the covenants loving for the Mortgage shall also so use the Mortgagee for any further loans, advances, reclaimes or credit that may be made hereafter to the Mortgage by the Mortgagee so long as the tival inclutions thus so, well his a rist exceed the original amount shown on the face hereof. All so we advanced shall bear interest at the same rate as the moreage dolt and shall be payable on demand of the Mortgagee unless otherwise.

No This is not the north hours the same rate as the moreage dolt 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 induced 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 attrached 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 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 loss, 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, fires or other mapositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

against see cortagged 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 Chamlers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises are 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 covernants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foredosed. Should any legal proceedings be instituted for the foredosure 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, 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 nell and void; otherwise t

(8) That the covenants herein centained shall bind, and the benefits and advantages shall incre to, the respective heirs, executors, adue of any gender shall be no slicable to all orders. Whenever used, the singular shall include the plural, the plural the singular, and the	
WITNESS & Maderal & Land and a good	
SICKED, sealed and delivered in the presence of: White B	
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE PROBATE	
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)be saw the within named mortnessed the execution thereof. SWORN to be seemed the execution thereof. SWORN to be seemed the search of the within written instrument and that (s)be, with the other witness subscribed above witness. Notary Public for South Carolina. My Commission Expires:	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RENUNCIATION OF DOWER (Not Necessary)	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigneramined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reand 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	
28th by the line of 19 79 thanker	•,
Notary Public for South Carolina. Notary Public for South Carolina. My commission expires: (1-19-)7	
STAT COUNT COUNT COUNT Roy Roy H. H. Hepparer of Me Reparer of Me Reparer of Me	שור 6

Mauldin

LAW OFFICES OF
NEMAN & GRAYSON
REFIRST PEDERAL SUILDING
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Franklin Vaughn, OF SOUTH CAROLINA
OF GREENVILLE GREENVILLE

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