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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, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness 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 domand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property i sured 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 therefore hazard in the form acceptable to the Mortgagee, and that it will pay her hereby authorize each insurance of the hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and for a hereby authorize each insurance 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 loan, that it will continue construction until complicion 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 bereby assigns all rerits, 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 ruthority 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.
- (8) 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 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 low for collect on by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall the rempon 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 a reasonable attorney.
- (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 covenants 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 I rein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assume 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.

WINDERS the Martia ask hard and seal this  SICHED AND MARKET Speece of the SICHED And STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Ferroadly appeared the underlined witness and made oath that (the saw the within named mortgager sign, seal and as its set and door deliver the within written instrument and that (a) he, with the other videous inherithed above witnessed the creentien thereof.  SYGRAT to before me this 20EH day of August  19 79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  (SEAL)  Noting Tables for South Carolina (SEAL)  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  (SEAL)  RENUNCIATION OF DOWER  COUNTY OF the above named mortgager to such searchings, del this day appear feels me and each, upon deling privately and separately examined by now, and deducer that the does freely, without the mortgager of 10 miles no suggest of 10 miles and each upon the such content and stand of dower of, in and to all and irregate the premises within mentioned and exhaust of adapt and the such and all the remains of the such and all the premises and factors of the subover of the subover of the subover area of the such and all the premises of the subover of the s	summer a service transmit	uers.		
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