2 200

It. That this most cage shall secure the Mortgagee for such further sums as may be a leanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repoirs or other purposes purcuint to the covernants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made be realter to the Mortgagor by the Mortgagee so long as the total indefferes thus secured does not exceed the original amount shown on the face hereof. All ones 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 any out 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 acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proveded of any policy insuring the mortgagee and does hereby authorize and that it does hereby assign to the Mortgagee the proveded of any policy insuring the mortgaged premises and does hereby authorize each invitance company concerned to make payment for a loss directly to 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 from that it will continue construction until completion without interruption, and should it fail to do so, the Montgogies is ay, at its option without interruption, and should it fail to do so, the Montgogies is ay, at its option without interruption, and should it fail to do so, the Montgogies is ay, at its option without interruption, and should it fail to do so, the Montgogies is ay, at its option without interruption. 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 in other appositions against the mortgaged premises. That it will comply with all governmental and municipal laws and reculations affecting the mixtgaged premises.

(5) That it hereby assigns all tents, issues and profits of the mortgaged premises from and after any default hercunder, and agains that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Clambers or oth raise, 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 deducing 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 covernmts 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 innuediately 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 elescribed herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by sut or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable atterrer's for, 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 hereunder.

(7) That the Morteagor 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

STATE OF SOUTH CAROLINA  COUNTY OF CREENVILLE  J. the understand Nature Public do hearby creater and such appear before me, and such appear before me, and such appear before me and such appear b	8) That the co- ministrators successor use of any gender shi	rs and assigns,	contained shall blind, as of the parties licreto. V le to all genders	nd the benef Vhenever use	its and advantages shi d, the singular shall in	all inute to, the clude the plural,	respective I the plural t	beirs, executors, be singular, and	ad- the	
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RECORDET OCT 30 1978 at 10:15 A.M.  1979.  With the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 18th day of October  1979.  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mintgagors' respectively, did this day appear before me, and each, upon being privately and severately countries, and without may compulsion, dread or fear of any person whomsever, remounter, release and forever relinquish unto the mortgagors's and the mortgagor's') beins 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 thus  18th day of October  1979.  MAMIE VAUGHN  PRECORDET OCT 30 1978 at 10:15 A.M.  1.1.1.7.7.4.	COUNTY OF GR	EENVILL	E )		PROBATE					
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