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 More gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by 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 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 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 crected in good repair, and, in the case of a construction loan, 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 faxes, 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.
- 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 profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortantees a gagor and after deducting all charges and expenses attending such preceeding 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 covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor 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 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 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 hereunder.
- 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 herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,

WITNESS the Mortgagor's hand and seal t SIGNED, sealed and delivered in the prese		anuary <i>(ì</i>	19 80.	
H. Tallace Shuth		(Ruth T. 1	1. Thill	(SEAL)
Marera M. Hull	and			(SEAL)
				(SEAL)
				(SEAL)
STATE OF SOUTH CAROLINA		PROBAT	E	
COUNTY OF GREENVILLE				
Perso gagor sign, seal and as its act and deed d witnessed the execution thereof.		strument and that (s)	le oath that (s)he s he, with the other	aw the within named nort- witness subscribed above
SWORN to before me this 24 day of 1. Millian Stuff Notary Public for South Carolina.	January 19	Maure	M. X	fulla 2
STATE OF SOUTH CAROLINA	NO	RENUNCIATION () DOILER	ESSARY
	undersigned Notary Public, mortgagor(s) respectively, d	do hereby certify un	to all whom it ma	oon being brivately and seb-
signed wife (wives) of the above named arately examined by me, did declare that	mortgagor(s) respectively, d t she does freely, voluntari with unto the mortgagee(s)	do hereby certify un id this day appear befo ly, and without any co: and the mortgagee's(to all whom it ma re me, and each, up npulsion, dread or 'I heirs or success	fear of any person whomso- ors and assigns, all her in-
signed wife (wives) of the above named	mortgagor(s) respectively, d t she does freely, voluntari with unto the mortgagee(s)	do hereby certify un id this day appear befo ly, and without any co: and the mortgagee's(to all whom it ma re me, and each, up npulsion, dread or 'I heirs or success	fear of any person whomso- ors and assigns, all her in-
I, the signed wife (wives) of the above named arately examined by me, did declare tha ever, renounce, release and forever reling terest and estate, and all her right and c	mortgagor(s) respectively, d t she does freely, voluntari with unto the mortgagee(s)	do hereby certify un id this day appear befo ly, and without any co: and the mortgagee's(to all whom it ma re me, and each, up nputsion, dread or ') heirs or successor remises within me	fear of any person whomso- ors and assigns, all her in-
I, the signed wife (wives) of the above named a arately examined by me, did declare that ever, renounce, release and forever reling terest and estate, and all her right and compared the compared that the compared the compared that the compared th	mortgagor(s) respectively, d t she does freely, voluntari quish unto the mortgagee(s) laim of dower cf, in and to	do hereby certify un d this day appear befo y, and without any co: and the mortgagee's(s all and singular the p	to all whom it mare me, and each, upopulsion, dread or ') heirs or successoremises within me	pon being privately and sep- fear of any person whomso- ors and assigns, all her in- ntiened and released.
signed wife (wives) of the above named arataly examined by me, did declare the ever, renounce, release and forever reling terest and estate, and all her right and c GIVEN under my hand and seal this	mortgagor(s) respectively, d t she does freely, voluntari quish unto the mortgagee(s) laim of dower of, in and to	do hereby certify un d this day appear befo y, and without any co: and the mortgagee's(s all and singular the p	to all whom it ma re me, and each, up nputsion, dread or ') heirs or successor remises within me	fear of any person whomso- ors and assigns, all her in-

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