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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 Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereid. 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 indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer 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 authorities 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 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 loxpenses 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and egrees 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 mortgaged and after deducting all charges, and expenses attending such preceding 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 conductions, or conditions, o
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note ured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and cover its 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.

administrators, successors and assigns, of the and the use of any gender shall be applicable	e parties hereto. Whenever u	is and advantages shall included	the plural, the plural	the singular,
WITNESS the Mortgagor's hand and seel this SIGNED, sealed and delivered in the present	ce of:	Cober 196I		(SEAL)
Chyla B Female	<del></del> ,			(SEAL)
		4		(SEAL)
STATE OF SOUTH CAROLINA		PROBATE		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
county of Greenville  gagor sign, seal and as its act and deed deli witnessed the execution thereof.		ed witness and made oath tha ument and that (s)he, with t		
SWORN to before me this 31st day of 0	ctober 1961	om the	Temp	<b>. E</b> . Z
Notary Aublic for South Carolina.  STATE OF SOUTH CAROLINA				
COUNTY OF Greenville		RENUNCIATION OF DOWER		
signed wife (wives) of the above named moi arately examined by me, did declare that is ever, renounce, release and forever relinquis terest and estate, and all her right and clair	rtgagor(s) respectively, did t he does freely, voluntarily, a sh unto the mortgagee(s) an	and without any compulsion, dr d the mortgages's(s') heirs or	each, upon being prive ead or fear of any pe successors and assign	stely and sep- rson whomso- s. all her in-
GIVEN under my hand and seal this 31s	t 19 61.	VFronc	is m & u	Logici.
Clase & Temple	(SEAL)	62 at 9:30 A. M.	#1700	