GIVEN under my hand and seal this 🤏

Notary Public for South Carolina.

The Mortgagor further covenants and agrees as follows:

- That this mortgage shall secure the Mortgages for such fur ther 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 herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvences or credits that may be made hereafter to the Mortgage by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the large. 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 hexards 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 martgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 fall to do so, the Morigages mey, 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 mufficipal 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 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 mortgager 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 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 feractiosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee and this mortgage, or should the Mortgagee of this mortgage, or should the Mortgagee or the premises described hereby, or should the debt secured hereby or any part thereof he placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses located by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or an demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered as gelected hereby the Mortgager shall be under this mortgage or in the note secured hereby, it is the true meaning of this instrument that if the Mortgager shall be unterly 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, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this $-25  \rm th$ SIGNED, sealed and delivered in the presence of	day of	Fourth Thuch	C~(SEAL
Bonnie D. Merritt		Pearl Thacke	(SEAL
Charles of Rings	<u>.</u>	* *	, (SEAL
			(SEAL
COUNTY OF Greenville	*	PROBATE	•
gagor sign, seal and as its act and deed deliver the with witnessed the execution thereof.	hin written	•	e saw the within nemed mor her witness subscribed abov
SWORN to before me this 25thday of Junio		Bonnie D.	"Miriate.
STATE OF SOUTH CAROLINA COUNTY OF Greenville		RENUNCIATION OF DOWER	
I, the undersigned N signed wife (wives) of the above named mortgagor(s) re arately examined by me, did declare that she does free ever, renounce, release and forever relinquish unto the treest and estate, and all her right and claim of dower	espectively, ely, volunta mortgagee(	rily, and without any compulsion, dread ( s) and the mortgages(s(s'):heirs or succe	upon being privately and select the privately and select the person whome issors and assigns, all her in

Recorded June 28, 1963 at 9:30 A. M.

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