WADE

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The Mortgagor further covenants and agrees as follows:

GIVEN under my hand and seal this

Jul

Notary Public for South Carolina, My commission expires Apr. 7, 1979

1069

Recorded July 18, 1969 at 11:42 A. M., #1492.

(SEAL)

16th of

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- (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 tates, insurance premiums, public assessments, repairs or other pumpose pursuant to the coverants herein. This mortigage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages are the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so loan as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be payable on demand of the Mortgages notes otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter exceted on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and now other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such poises 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 Mortgage the proceed of any policy function the mortgaged premises and does hereby authority each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the halance owing on the Mortgage debt, whether due or not.
- (a) 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 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 hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, month legal proceedings be instituted pursant to this instrument, any indige 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 as 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 aftending 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 Mortgage, all sums then owing by the Mortgager to the Mortgage 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 abould 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 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 kereby, and may be recovered and collected bereunder
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgago or in the nois secured hereby. It is the two meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgago, and of the nois excured hereby, that then this mortgage shall be utterly null and vold; 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

WITNESS the Mortgagor's hand and seal this 16th day of July 19 69 .	
Let min	(SEAL)
10 12.6.4	(SEAL)
	(SEAL)
 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made outh that (s) he saw the within named mortgage thereof. SWORN to before me Ahir 16th day of July 19 69 Notary Public for South Carolina, SEAL)	or sign, ecution
My commission expires Apr. 7, 1979 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE REPUBLIES	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgagor(t) respectively, did this day appear before me, and each, upon being privately and separately examined did declare that she does freely, voluntarily, and without any computsion, dread or fear of any person whomstoever, renounce, release and relinquish unto the mortgagecely and the mortgagece(s) helrs or successors and assign, all her interest and estate, and all her right and of dower of, in and to all and singular the premises within mentioned and released.	by me, forever