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 Morgage, for the payment of taxes, insurance premiums, public assessments, respirs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further learn, advances, readvances or credits that may be made hereafter to the Mortgages to the Mortgages for the Mortgages for any further learn, advances, readvances or credits that may be made hereafter to the Mortgages to long as the lotal 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 Mortgages 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 Mortgage agoinst loss by five and any other hazards specified by Mortgages, in an amount not less than the renewals thereof shall be held by the Mortgage, and that all such policies and renewals thereof shall be held by the Mortgage, and that all such policies and renewals thereof shall be held by the Mortgage, and that all such policies and renewals thereof shall be held by the Mortgage, and that all such policies and the Mortgage, and that it will by all premiums therefor when due; and that it does hereby satisfant to the Mortgage the proceeds of any policy inturing the mortgaged profinites and does hereby outlier; each floating company contend to make payment for a loss rectly 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 crected 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 Mortgages may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any contriction 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 nramises.
- (5) That it hereby assigns all rents, issues and profits of the morigaged 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 rentel to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses altending such presecting and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debs 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 should the Mort.

gages become a party of any out 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. (7) That the Mortgager 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 Mortgager shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then his 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 induce to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall induced the pural, the plural the singular.	
	(SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared	PROBATE the undersigned witness and made cath that (s)he saw the within named n ortin witness in the control of that (s)he, with the other witness subscribed above
witnessed the execution thereof.	19 69 1 BBS 116
STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned No signed wife (wives) of the above named mortgagor(s) rea arably examined by me, did declare that she does fresheer, reponse, release and forever relinquish unto the n	Mortgagor 1s a woman RENUNCIATION OF DOWER tary Public, do hereby certify unto all whom it may concern, that the under- pectively, did this day appear before ms, and each, upon being privately and sep- y, voluntarily, and without any compulsion, dread or fear of any person whom- norigage(s) and the mortgage(s(s') heirs or successors and assigns, all her in, in and to all and singular the premises within mentionate and released.
GIVEN under my hand and seal this	r, in and to sit and singular the pleinness within mannahed end released.
day of 19	
Notary Public for South Carolina. Recorded July 24,1969 at 2:1	ы ж