The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgages for such fur their sums as may be advanced hereafter, at the option of the Morrgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure to the Mortgages for any further loans, advances, readvances or credits that by be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face thereof, All towns so advanced that! Does interest at the same rate as the mortgage debt and shall be possible 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 identifying capital loss by fire and enjoy other hozzerds specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such politics and renewals thereof shall be field by the Mortgages, and have altached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all preciously such as the mortgage and that if does hereby assign to the Mortgages the processes of any policy insuring the mortgaged 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 owling on the Mortgage debt, whether due or not.

- (3) That it will keep all improvements now existing or hereafter orected in good repair, and, in the case of a construction loan, that it will combine construction until completion without interruption, and should it fall 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 duo, 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 agrees that, should legal proceedings be instituted pursuant to this instrument, any judge hermites from any occurry necessary and green that, should legal proceedings be instituted pursuant to this instrument, any judge herming former, and any occurry remains and collect the rests, stews and profits, including a resonable rential to be fixed by the court in the event said premises are occupied by the morting 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 in 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 Mortgages all sums then owing by the Mortgagerot of the Mortgages 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 Mortgages become a party of any auti 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 altorney at law for collection by sulf or otherwise, slots and expensis incurred by, the Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on domand, at the option of the Mortgages, are a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) 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 be uttern all the terms, conditions, and construct the mortgage, and of the note secured hereby, that then this mortgage shall be utterly notil and otherwise to remain in full. force and virtue.
- (8) That the covenants herein contained shall bind, and the bornefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties herete. 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 seel this 2/4% day of 7 SIGNED, scaled and delivered in the presence of:	C. E. Bell	_ (SEAL)
hata 2m2M	Fage T. Bell	_ (SEAL)
	E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. (SEAL)
		. (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Livernille	PROBATE	
gagor sign, seal and as its act and deed deliver the within written i witnessed the execution thereof.		ned is ort- ed above
SWORN to before me this 2/1st day of May But rice Wind Sur Clause (SEAL) Notary Public for South Carollina. My Commission Expires 1/1/1	Marly Chipper	ar.
STATE OF SOUTH CAROLINA COUNTY OF Greenville	RENUNCIATION OF DOWER	1

stately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomso-ever, renounce, release and inderever relimination to the mortgages and the mortgages (s) their second content and analysis, all her in-terest and estate, and all her right and claim to thee or, in and to all and mortgages (s) plents we roll underested and second content and to all and to al GIVEN under my hand and seat this

Jaye T. Bill. 1968 2 / stday of may tamendouth.

signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep-

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under-

Notary Public for South Carolina Gay Commission E. ches 1/1/1970

Recorded July 31, 1969 at 1:42 P. M., #2543.

Lot Mari