- (1). That this mortgage shall secure the Mortgage for such further sums as may be advanced herafath; as the collect of the Mortgage, for the payment of texes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants heraful. This mortgage shall also secure the Mortgages for any further than it, advancer, readvances or credits that may be made herafather to the Mortgage of the
- (2) That it will keep the improvements now existing or hereafter excised on the mortgeged property insured as may be required from time to time by the Mortgegee against loss by fire and any other heards specified by Mortgegee, in an amount not less than the mortgege debt, or in such amounts as many as equired by the Mortgegee, and in companies acceptable to it, and there is extended there is not a specified and the set of the mortgegee of of the Mortgegee, to the extend of the balance owing on the Mortgegee 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 conflue construction until completion without interruption, and should it fail to do so, the Mortgage may, at its option, only one permits, 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 date.
- (4) That it will pay, when due, all laxes, 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 essigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should feat proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherways, appoint a receiver of the mortgaged premises, with full and the complex control of the mortgaged premises and collect the rents, issues and profits, including a reasonable ranial to be listed by the Complex collection of the mortgaged premises and collect the rents, described the rents, its premises are collected by the mort may be received the rents, its profits and profits toward the payment of the dabt 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 them owing by the Mortgages that the Mortgages shall become immediately due and payable, and gages become a party of any sull involving this Mortgage or in this to the premises described berrein, or should be the Mortgage or the little to the premises described berrein, or should be offer secured hereby the Mortgage, and a reasonable attorney's few, that therepen become due and payable immediately or, on demand, at the option of the Mortgage, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (?) That the Mortgager shall hold and enloy the premises above conveyed until there is a default under this mortgage or in the note nation of the mortgage, and of the note secured hereby, that the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and vote otherwise.
- (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.

WITHES the Mortgagor's hand and seal this 13th day SIGNED sealed and delivered in the presence of:	of March, 1970.
alice Lamm	mul C Brown (SEAL
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
gagor sign, seal and as its act and deed deliver the within write swotch to be seculion thereof.  SWORN to before me this 13 they of March,  Lice ( ) (SEAL)  Notery Public for South Caroline,  My Commission expires: 1-13-80	ndersigned witness and made oals that (a) he saw the within samed morten instrument and that (a) he, with the other witness subscribed above 1970.  Alice Lam.
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
stand site to the Undersigned Notary Pub	olic, do hereby certify times att us.

signed wile (wives) of the above named more stated unvery volute, do hereby certify unto all whom it may concern, that the under-strately examined by me, did declare that riseportly respectively, did this day appear before me, and each, upon being privalely and sep-ever, renounce, release and forever relinquish unto the mortgagerel() and the mortgagerel(s) here or successors and assigns, all her in-dividually the mortgagerel set of the mortgagerel set

STATE CHOST BUT URING BUG SES! INIS					
13th day of March	1970.		alma c	Grover	
Attice of hickory	<u> </u>	(\$EAL)			
My commission expires	: 1-13-	30.		an after the state of	-

Recorded March 16 t-10:04 A. M., #20137.

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