The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagoe for such fur their sums as may be advanced hereafter, at the option of the Mortgagee, 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, rosdvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total 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 Mortgagee to longest otherwise provided in writing. 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 Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagec, 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 fail to do so, the Mortgages 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 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 wise, 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 preceeding 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 foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage 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 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 stote secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenints of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full terms at the state of the s
- (8) That the covenants herein contained shall bind, and the bonefits and advantages shall inure to, the respective heirs, executors, ninistrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular,

(SEA)  TATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (s)he saw the within named no pagor sign, seal and as its act and deed deliver the within written instrument and that (she, with the other witness subscribed aboutinessed the execution thereof.  WORN to before me this I7thday of April 1970  The public for South Carolina.  Q-3-79.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom rearety examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom every, renounce, release and forever relinquish unto the mortgage (s) and the mortgage (s) here is or successors and assign, all her right and claim of dower of, in and to all and singular the premises within mentlened and released.  GIVEN under my hand and seal this 17th  day of April 1970  Advanced April 1970	VITNESS the Mortgagor's hand and seal this 17th displayed in the presence of:	vos April Rober	1 Jamles	(SEAL)
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PROBATE  DUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named no agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about the execution thereof.  NORN to before me this 17thday of April 1970  WORN to before me this 17thday of April 1970  FATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and a ready examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whom refer, renounce, release and forever relinquists unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentlened and released.  WEN under my hand and seal this  17th  day of April 1970	Con Constitution of the Co			(SEAL)
Personally appeared the undersigned wilness and made oath that (s)he saw the within named no gor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about the execution thereof.  WORN to before me this 17thday of April 1970  WORN to before me this 17thday of April 1970  WORN to Defore me this 17thday of April 1970  RENUNCIATION OF DOWER  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand with the wind of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and surely examined by mo, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom allely examined by mo, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom all was mortgaged and the mortgages (s) hairs or successors and assigns, all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  I the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand without any compulsion, dread or fear of any person whom all year may all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  I the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned Notary Public and without any computers and assigned Notary Public and the undersigned Notary Public and the und				(SEAL)
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VORN to before me this 17thday of April  WORN to before me this 17thday of April  RENUNCIATION OF DOWER  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and selected without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any computation me, and each, upon being privately and she are the person whom ately examined by any concern, that the und  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the u	Personally appeared the personal property appeared the sign seal and as its act and deed deliver the within v	undersigned wilness a ritten instrument and t	nd made oath that (s)he hat (s)he, with the othe	r witness subscribed above
South Carolina.  The public for South Carolina.  The of South Carolina.  The undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and stately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ately examined by me, did declare that the und.  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und.  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und.  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und.  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und.  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the und.  1, the undersigned Notary Public, do hereb	tnested the execution institute.		را عراص	′ <b></b> ,
RENUNCIATION OF DOWER  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and an ately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom ver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  IVEN under my hand and seal this  17th  day of April  1970	April	19 70	eggy /// / /	in the
I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the und gned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and stelly examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whome er, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  IVEN under my hand and seal this  17th  day of April  1970	VORN to before me this 17thday of April	1970 Ben	The form	lu-
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day of April 1970  Solvan DR Hame (SEAL)	VORN to before me this 17thday of April  Stary Public for South Carolina. 9-3-79.  TATE OF SOUTH CAROLINA	- Ber	The formation of dower	lu-
Solven D. R. Harristall	VORN to before me this 17thday of April  Litary Public for South Carolina. 9-3-79  ATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  1, the undersigned Notary  gned wife (wives) of the above named mortgagor(s) respectively.	RENUNCIA  Public, do hereby certively, did this day appeoliontarily, and without	ify unto all whom it m ar before me, and each, t any compulsion, dread or	fear of any person whomso-
otary Public for South Carolina. 9-3-79.	ATE OF SOUTH CAROLINA  Country OF GREENVILLE  I, the undersigned Notary early examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively examined by mo, did declare that she does freely, respectively.	RENUNCIA  Public, do hereby certively, did this day appeoliontarily, and without	ify unto all whom it m ar before me, and each, t any compulsion, dread or	fear of any person whomso