The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mort-(1) Institution mortgage shall secure the mortgages for such further sums as may be advanced nerverter, at the epitien of the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages 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 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 Mortgagec against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals 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 Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, 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 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
- (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 needs, 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 Moragage 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 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 atforney'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 note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full

Margaret H. Buckfacesta (SEA STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named no gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed about instead the execution thereof. SWORN to before me this 14 day of September 19 70 Margaret H. Buckfacesta (SEAL) Notaty Public for South Carolina, (SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unito 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 se saver, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s) and the mortgagor or public, dread or fear of any person whome treets and cattle, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 14 (day of September 19 70 Margaret H. Burkfurston (SEAL)	WITNESS the Mortgagor's hand and seal this 14 SIGNED, sealed and delivered in the presence of:	day of	September	19 70	
Mangaet H. Buckhester (SEA STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named no witnessed the execution thereof. SWORN to before me this 14 day of September 19 70 Mangaet H. Buckhester (SEAL) Notaty Public for South Carolina (SEAL) Notaty Public for South Carolina (SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville 1, the undersigned Notary Public, do heraby certify unto all whom it may concern, that the understally examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome strately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome exert is a strate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 14 4 day of September 19 70 Mangaet H. Buckhester (SEAL)			Marat.	Level 2 m)
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named no wilnessed the execution thereof. SWORN to before me this 14 day of September 19 70 August H. Bucklinster (SEAL) Notaty Public for South Carolina, Improomment of the superior of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and as rately examined by mo, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whoms were, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s(s') heirs or successors and assigns, all her is respectively. GIVEN under my hand and seal this 14 4 day of September 19 70 August H. Bucklington (SEAL)	ans a' nouvon		Lloyd H	Dec.	(SEAL
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named no witnessed the execution thereof. SWORN to before me this 14 day of September 19 70 County A. Bucklusta (SEAL) William of South Carolina (SEAL) STATE OF SOUTH CAROLINA COUNTY 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 as ever, renounce, release and foreer reliquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her is supported by me, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Liven under my hand and seal this 14 day of September 19 70 MARCH A Bucklustan (SEAL)			- January	J. Carlotte	(SEAL
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named no witnessed the execution thereof. SWORN to before me this 14 day of September 19 70 County A. Bucklington (SEAL) WM - W. Word W. William of the control of the contr		-	<u> </u>		(SEAL
Personally appeared the undersigned witness and made oath that (s)he saw the within named no witnessed the execution thereof. WORN to before me this 14 day of September 19 70 WARDLIANS (SEAL) WORN to before me this 14 day of September 19 70 WARDLIANS (SEAL) WORN to before me this 14 day of September 19 70 WARDLIANS (SEAL) WORN COMM. Expires 7/24/79 WARDLIANS (SEAL) 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 computation, dread or fear of any person whoms exert and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. WARDLIANS (SEAL) WORN WITH A SAMPLE (STALL) WORN WITH A SAMPLE (STALL) WARDLIANS AND WITH A SAMPLE (STALL)		-			(SEAL)
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witnessed the execution thereof. SWORN to before me this 14 day of September 19 70 SUGGENTY A. Buckluster (SEAL) WMW. Lucaum Witnessed Public for South Carolina (SEAL) TATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understeely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes resely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes resely and catate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. day of September 19 70 Warned A. Bucklussian (SEAL)	COUNTY OF Greenville				
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react It Buckhaster (SEAL)	SEAL Notary Public for South Carolina. My comm. expires 7/24/79 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Not gradely examined by me, did declare that she does fresh year. renounce, release and forever religiously unto the my or renounce, release and forever religiously unto the my or response.	ary Public, do pectively, did ti , voluntarily, a	RENUNCIATION OF I	DOWER If whom it may concern, the se, and each, upon being prive sion, dread or fear of any per	tely and sep- son whomso-
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