- (1) That this mortgage shall secure the Mortgages for such fur they some as may be advanced hereefter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other; purposes pursuant to the cevenants herein. This mortgage shall also secure the Mortgages for any further leans, 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 unless otherwise according to the Mortgages of the Mortgage
- (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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and it companies acceptable to it, and that all such policies and the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged fremises and does hereby authorize each insurance company concerned to make payment for a less directly to the Mortgaged, 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 herseft or eracted in good repair, and, in the case of a construction less that it will continue construction until completion without interruption, and should it fail to do so, the Merigages may, at its epitic 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 imposition against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgage
- (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 other wise, appoint a receiver of the mortgaged premises, with full authority to take pessession 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 mort-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 Moregagor 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 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 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 note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full
- (8) That the covenants herein contained shall hind, 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.

WITNESS the Mortgagor's hand and seal this 12th SIGNED, sealed and delivered in the presence of:	day of	April, 19 72 HENRY C. HARDING, BUILDERS, INC.	
flax of flefins		BY: Herry C Kerking	_ (5 <b>E</b> AL
W. V. Kanle	• • •		(SEAL
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STATE OF SOUTH CAROLINA		PROBATE	
COUNTY OF GREENVILLE			
gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof.  SWORN to before me the 12th day of April,  Notary Public for South Carelina. 12-16-80		igned witness and made oath that (s)he saw the within named strument and that (s)he, with the other witness subscribed  72  Gean Owens	l n ert
STATE OF SOUTH CAROLINA		RENUNCIATION OF DOWER	<del></del>
ever recourse release and fereign religions the does freely,	voluntarilly	to hereby certify unto all whom it may cencers, that the this day appear before me, and each, upon being privately as and without any compulsion, dread or fear of any person when the morfgages's(s') heirs or successors and assigns, all he and singular the premises within mentioned and released.	d 200
day of			<del></del> :
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7 1 7 2 4 4 4 4	'=>\e ar	3:21 P. M., #29470	