- (1) That this mortgage shall recove the Mortgage for such further summ as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, increase promisms, public assessments, repairs or other purposes pursuant to the exceptable herein. This mortgage that also secure the Mortgage for any forther leans, which is readvances or credits that may be made hereafter to the Mortgage to language so language to language thus covered these not except the enginal amount shown on the face hereof. All soms to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee 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 by the Mortgages against loss by fire and any other hazards 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 9, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby authorize each incurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage doot, whether due or not.
- (3) That it will keep all improvements now existing or bereafter 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 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 due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the morigaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (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 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 preceding 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 mertgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Moragager to the Mortgage 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 sult 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 atterney at law for collection by suit or cherwise, 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 force and virtue.
- (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.

WITHESS the Mortgagor's hand and seal this 22 day of SIGNED, sealed and delivered in the presence of:	June 1973.
(and B. Brooker	That's E Jec 1SEAL
Jun C. Bulin	Linda H. Bolden 15EA
<u>U</u>	
	(SEA1
STATE OF SOUTH CAROLINA	PROBATE -
COUNTY OF GREENVILLE	
witnessed the execution thereof. SWORN to before me this 22 day of June One of South Carolina. (SEAL)	1973. Just C. Bulles
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
I, the undersigned Notary Put signed wife (wives) of the above named mortgagor(s) respectively arately examined by me, did declare that she does freely, volunt ever, renounce, release and forever relinquish unto the mortgage	blic, do hereby certify unto all whom it may concern, that the under, did this day appear before me, and each, upon being privately and set tarily, and without any compulsion, dread or fear of any person whoms e(s) and the mortgagee's(s') heirs or successors and assigns, all her is to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 22	P: 1 11 00 01
Gard B Brade (SEAL)	Junda H. Lolden
Notary Public for South Carolina.	ou t coca
Recorded SEptember 6, 1973 at 1:06 I	グル # 6907

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