The Mortgagor fortner experants and agrees as follows:

- (1) That this mortgage shall secure the Mirtyague for such further sums as may be edvanced bereafter, at the spilon of the Bott gages, for the payment of takes, an exercise precisually exists that repairs or other particular persons to the coverents herein. This nortgage shall also accure the Mortgague for any firster loans, advances, read-ances or creates that may be read; hereins the Mortgague of the Murtangee so long as the total indicatedness thus recovered does not exceed the original as nort shown on the face herein. All sums so advanced shall been interest at the same rate as the mortgage drift and shall be payable on demand of the Mortgage unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or bereafter erected on the mortgaged property insured as may be required from time by the Mortgage and the Mortgage duty, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and remeals thereof shall be held by the Mortgage, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgage, 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 dues hereby author re each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage dobt, whither due or not.
- [3] That it will keep all improvements now existing or hercafter erected 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 Morigage 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 is 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 premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, 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 cilled 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 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 Mortgagee become a party of any Juit involving this Mortgage or the filter to the premise described herein, or should the debt secured hereby are any part thereof be placed in the hinds of any atterney 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 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 force and virtue.

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| (8) That the covenants herein contained shall bind, and the benefits and advantages shall instre to administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included to | s, the respective heirs, executors, the plurel, the plucul the singular, |
| and the use of any gender shall be applicable to all genders. | |
| NA. | |

| WITNESS the Mortgagor's hand and seal this FSIGNED, sealed and delivered in the presence of: | | X Chal X Pron | Tensin | (SEAL) | |
|--|--|---|---|--|--|
| | Produced Pro | | | | (SEAL) |
| STATE OF SOUTH CAROLINA | | PROBATE | . 3 | | |
| COUNTY OF GREENVILLE) . | | - | | • | 1.7 |
| SWORN to before me this day of SEPTEM (SI Nelsty Public for South Carolina. My COmmission expires: //- | BER, " EAU 18-8 | 73. Judy | & Paig | ji. | |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE | | RENUNCIATION OF | DOWER | | |
| I, the undersigned signed wife (wives) of the above named mortgagor(s) arately examined by me, did declare that she does fiver, renounce, release and forever relinquish unto the test and estate, and all her right and claim of down | respectively, d reely, voluntari se mortgagee(s) | ly, and without any computer and the mortgages s(s') is | me, and each, s plaion, dread or heirs or success | pon being private fear of any personal tors and assigns. | ly and sop- on whomes- all her in- |
| GIVEN under my hand and soul this How of SEPTEMBER 1973 | | many | y R. | Robins | m |
| Hetery Public for South Careline. Ny Commission expires: 12-7 | 18-80 | Recorded Septem | | | |
| R X = 0 = | 1 1 | SH | ¥ C | Σ Si | ₹ 8. |