The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further 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 conceants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, residvances or credits that may be made hereafter to the Mortgage by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so by the Mortgagee so long as the total indebtness 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 unless otherwise provided in writing.

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 Mortgagee against loss by five 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 premises 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 erected in good repair, and, in the case of a construction loan, that it will keep all improvements now existing or hereafter 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 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 mapositions 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 hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chumbers 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 mortgagor and after deducting all charges and expenses attending such proceeding 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

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 Mortgager to the Mortgagee shall become immediately due and payable, and this option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and this option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee become

hereof be placed in the mans of and a reasonable attorney's fee, shalf the debt secured hereby, and (7) That the Mortgagor shalecured hereby, it is the true means the mortgage, and of the note rirtue.	Mortgage or the bue to the fany attorney at law for coll hall thereupon become due ar may be recovered and collect all hold and enjoy the premianing of this instrument that secured bereby, that then this ein contained shall bind, and as, of the parties hereto. Whe able to all genders. And seal this 10th the presence of:	perimets of lection by so ad payable in ted here un- ises above of if the Mort is mortgage	suit or otherwise, all costs and expenses incurre immediately or on demand, at the option of the	Mortgagee, as a part ortgage or in the note tions, and convenants main in full force and
			<u> </u>	SEAL)
				(SEAL)
STATE OF SOUTH CAROLIN COUNTY OF GREENVI	LLE }	the sundancie	PROBATE goed witness and made oath that (s) he saw the	e within named mort-
nessed the execution thereo!.	d deed deliver the within wri	itten instrur	nent and that (sine, with the other withess s	abscribed above wit-
SWORN to before me this	10thby of May	(SEAL)	1979. Sun 1. K	unil/
Notary Public for South Carolin My Commission Expires: 200				8
STATE OF SOUTH CAROLIN	NA }		RENUNCIATION OF DOWER	
examined by me, did declare the	amed mortgagor(s) respectively at she does freely, voluntarily	y, did this y y, and with	do hereby certify unto all whom it may conce day appear before me, and each, upon being p out any compulsion, dread or fear of any pe tgagee's(s') heirs or successors and assigns, all l premises within meationed and released.	erson whoensoever, re-
GIVEN under my hand and seal	l this		NOT APPLICABLE	
day of	19 . 	(SEAL) .		
Notary Public for South Carolina My commission expires:	a.		RECORDED MAY 1 7 1979	05000
\$8,394.00 Lot 6 Minus St. R. D. Shikar	I hereby certify that the within Mortgage has been this 17th day of May 19. 79 at 10:58 A.M. recorded in Book 1466 of Mortgages, page 848 As No	Mortgage of Real Estate	A.M. A. 10 Greenville County a Redevelopment Authority	33850 V STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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