The Mortgager 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 Mair-gage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee 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 Mortgagee unless etherwise 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 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 it, 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 premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 team, 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 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 (5) That it hereby assigns all rents, issues and profits or the mortgaged premises from and after any detault nersunder, and agreed 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 tha rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the insuffigure 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 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 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 sender shall be applicable to all penders.

TATE OF SOUTH CAROLINA  PROBATE  SOUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s) he saw the within named r settlemented the assertion therest.  Work is best on this 26th day of April 1982.  Work is best on this 26th day of April 1982.  Work of GREENVILLE  I, the undersigned Notary Public do hereby certify unto all whom it may concern, that the undersigned witness within manifered and released to the state of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and separately assemined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomesest and exists, and all there right and claim of dower of, in and to all and singular the premises within manifered and released.  SOUNTY OF GREENVILLE  NOTATE OF S	NITNESS the Mortgopor's hand and seel this 26th day of the presence of:  Saudy Drubb	WILLIAM T. RUCKER (SEAL (SEAL (SEAL (SEAL
Personally appeared the undersigned witness and made oath that (s)he ase the within named r activinessed the execution thereof.  WORN to be form the best of the witness subscribed above witness and made oath that (s)he, with the other witness subscribed above witness and card deed delive the within written instrument and that (s)he, with the other witness subscribed above witness subscribed above the witness subscribed above witness subscribed above the witness subscribed above the witness subscribed above the within instrument and that (s)he, with the within subscribed above the subscribed	TATE OF SOUTH CAROLINA	
speer sign, seal and as its act and deed delive the within written instrument and that (s)he, with the other witness subscribed abave witnessed the sexecution thereof.  April 1982.  WOON 19 beth this 26th ay of April 1982.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named merigapor(s) respectively, did this day appear before me, and each, upon being privately and appearably per all the does freely, voluntarily, and without any compution, only person whomever, renounce, release and forever relinquish unto the mortgape(s) and the mortgape(s) fine is a successor and assigns, all her in wees and catale, 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  APRIL 1982.  STATE OF SOUTH CAROLINA  TOO NOT HERE WAS AND	OUNTY OF GREENVILLE	
ATTORNEY Public for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Lispend wife (wiver) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarity, and without any computation, dread or fear of any person whomevers and eathe, and all her right and claim of dower of, in and to all and singular the premises within manifered and released.  GEVEN under my hand and seal this  April 1982.  STATE OF SOUTH CAROLINA  REMUNCIATION OF DOWER  COUNTY OF GREENVILLE  ATTORNEYS XX8XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	pagor sign, seal and as its act and deed deliver the within writte	indersigned witness and made oath that (s)he saw the within named r, ord ten instrument and that (s)he, with the other witness subscribed above
I, the undersigned Notary Public do hereby certify unto all whom it may cencera, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appears before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any computison, dread or fear of any person whomeover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her inversal and caster, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  COUNTY FY SOUTH CAROLINA  Nortgage to the control of the service of the control of the contro	WOAN 19 before this 26th day of April (SEAL)	
I, the undersigned Notary Public do hereby certify unto all whom it may cancers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeover, release and forever relinquish unto the mortgage(s) and the premises within mentioned and released.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  COMMERCIAL MORTGAGE COMPANY  April  April  STATE OF SOUTH CAROLINA  COMMERCIAL MORTGAGE COMPANY  COMMERCIAL MORTGAGE COMPANY  STATE OF SOUTH CAROLINA  COMMERCIAL MORTGAGE COMPANY  ATTORNEYS AT LAW  WILLIAM T. RUCKER  STATE OF SOUTH CAROLINA  COMMERCIAL MORTGAGE COMPANY  May  May  May  May  May  May  May  Ma	TATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and some states as examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomso rever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s)(s) here is received a state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  COMMERCIAL MORTGAGE  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  COMMERCIAL MORTGAGE  COMMERCIAL MORTGAGE  COMPANY  ATTORNEYS AT LAW  WILLIAM T. RUCKER  13-5,081-96  May  May  May  May  May  May  May  Ma	,	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  WILLIAM T. RUCKER  WILLIAM T. RUCKER  WILLIAM T. RUCKER  TO  COMMERCIAL MORTGAGE COMPANY, 512 E. North Street Greenville, SC 29601  A.  A.  A.  May  May  May  May  May  May  May  Ma	signed wife (wives) of the above named mortgagor(s) respectivel trately examined by me, did declare that she does freely, volur tver, renounce, release and forever relinquish unto the mortgago	ely, did this day appear before me, and each, upon being privately and seg- intarily, and without any compulsion, dread or fear of any person whomes (ee(s) and the mortgagee's(s') heirs or successors and assigns, all her in
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  WILLIAM T. RUCKER  WILLIAM T. RUCKER  TO  COMMERCIAL MORTGAGE COMPANY, 512 E. North Street Greenville, SC 29601  He.  Mortgage of Real Estate  O  May  10.08 A.M. recorded in Book 1569  13.5 Acres Augusta Rd,  13.5 Acres Augusta Rd,		
ATTORNEYS AT LAW  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  WILLIAM T. RUCKER  TO  COMMERCIAL MORTGAGE COMPANY, 512 E. North Street Greenville, SC 29601  M.  Mortgage of Real Estate  May  May  May  May  May  May  May  Ma	11 46/1/2012	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  WILLIAM T. RUCKER  TO  COMMERCIAL MORTGAGE COMPANY, 512 E. North Street Greenville, SC 29601  Mortgage of Real Estate  Mortgage of Real Estate  May at	Notary Public for South Carolina.	21594
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