The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 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 the Mortgagee of the Mortgagee of the mortgage debt and shall be payable on the Mortgagee. unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property instred as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgagee against loss by fire 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 lihat all such policies and mortgage debt, or in such amounts as may be required 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 the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of 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 lean that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its eptient 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, lines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 ether-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether-that, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises and collect the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, with full authority to take possession of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortgaged premises and collect the wise possession of the mortg
- (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 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 debt secured hereby gagee 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 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

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under the mortgage of the instrument that if the Mortgagor shall fully perform all the teams, conditions, and conversed until there is a default under the mortgage, and of the note secured hereby, that if the Mortgagor shall fully perform all the teams, conditions, and conversed until there is a default under the mortgage shall the teams, conditions, and conversed until there is a default under the mortgage shall fully perform all the teams, conditions, and conversed until there is a default under the mortgagor shall the teams, conditions, and conversed until there is a default under the mortgagor shall the teams, conditions, and conversed until there is a default under the mortgagor shall the teams, conditions, and conversed until there is a default under the mortgagor shall the teams, conditions, and conversed until there is a default the teams conversed until there is a default under the mortgagor shall fully perform all the teams, conditions, and conversed until there is a default under the singular shall fully perform all the teams, conditions, and conversed until there is a default under the singular shall fully perform all the teams, conditions, and conversed until there is a default under the singular shall fully perform all the teams, conditions, and conversed until the teams, and conversed until the teams, conditions, and conversed until the teams, and conver	any part mereor be placed in the trainers fee, shall thereupon become mortgagee, and a reasonable attorney's fee, shall thereupon become to the part of the debt secured hereby, and may be recovered.		
ITNESS the Mortgager's hand and seal this 25 day of January 1966. IGNED, sealed and delivered in the presence of: W. K. Evanz. (SEA) Margart A Buckhister Rappeared the seal of the seal of the within named no season sign, seal and se its set and deed deliver the within written instrument and that (s)he, with the other witness subscribed aboverneed the execution thereof. WORN to before me this 25 day of January 1966. Margart A Buckhister Personally appeared the undersigned witness and made ceth that (s)he, with the other witness subscribed aboverneed the execution thereof. WORN to before me this 25 day of January 1966. Margart A Buckhister Republic for South Carolina. STATE OF SOUTH CAROLINA (SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, spen being privately and a cardedy examined by me, did declare that she does freely, voluntarily, and without any composition, dreed or fear of any personal personal personal state, and all her right and claim of dever of, in and to all and singular the premises within maintened and released. GIVEN under my hend and seal this 25 day of January 19 66	(7) That the Mortgagor shall hold and enjoy the premises above cured hereby. It is the true meaning of this instrument that if the ints of the mortgage, and of the note secured hereby, that then this	conveyed until there is a default under mas no Mortgagor shall fully perform all the telms, mortgage shall be utterly null and void; after	wise to remain in full
TINESS the Mortpager's hand and seel this 25 day of January 1966. Way K. Evant (SEA) Margart A Buckhister (SEA) Margart A Buckhister (SEA) TATE OF SQUTH CAROLINA (SEA) Personally appeared the undersigned witness and made oath that (s) he aw the within named me ager sign, seal and se its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed about instrument and that (s) he aw the within named me ager sign, seal and se its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed about instrument and that (s) he, with the other witness subscribed about instrument and that (s) he, with the other witness subscribed about instrument and that (s) he, with the other witness subscribed about instrument and that (s) he away to the other witness subscribed about instrument and that (s) he away the witness subscribed about instrument and that (s) he away to the other witness subscribed about instrument and that (s) he away to the other witness subscribed about instrument and that (s) he away to the other witness subscribed about instrument and that (s) he away to the witness subscribed about instrument and that (s) he away to the other witness subscribed about instrument and that (s) he away to the witness subscribed about instrument and that (s) he away to the witness subscribed about instrument and that (s) he away to the witness subscribed about instrument and that (s) he away to the witness subscribed about the other witness subscribed about the other witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oath that (s) he away to the witness and made oat	(8) That the covenants herein contained shall bind, and the be- iministrators, successors and assigns, of the parties hereto. Wheneveld the use of any gender shall be applicable to all genders.		he plural the singular,
Managent & Buckhiester (SEA) TATE OF SQUTH CAROLINA (SEA) OUNTY OF Greenville Personally appeared the undersigned witness and made outh that (a)the new the within neared mager sign, seel and as its set and dead deliver the within written instrument and that (a)the, with the other witness subscribed about the execution thereof. WORN to before me this 25 day of January 1966. Managent & Buckhiester (SEAL) Managent & Buckhiester (SEAL) Managent & Buckhiester (SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville I, the undersigned Notary Public, do hereby cartify unto all whom it may cencern, that the uncompared wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and a signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and a signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and a signed with the contraction of the state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and reseased. GIVEN under my hand and seal this 25 day of January 19 66	TTAKES the Mortgagor's hand end seal this 25 day of	January 19 ⁶⁶ .	
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