The Mortgager further covenants and auress as follows:

- (1) That this mortgage shall secure the Mortgages for such fur their sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter be the Mortgager by the Mortgages to long as the lotal indebtendes thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages 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 to time by the Mortgagec against loss by fire and any oth or hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby satign to the Mortgage the proceeds of any policy insuring the mortgaged premiums and does hereby suthor; as each insurance company concerned to make payment for a loss directly to the Mortgagec, 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 excited 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 Marigages may, at its epties, 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 dath.
- At the test of the state of the

against the marigaged premises. That it will comply with all government premises.	al and municipal laws and regulations affecting the mortgaged
(5) That it hereby assigns all rents, issues and profits of the mortgithat, should legal proceedings be instituted pursuant to this instrument, wise, appoint a receiver of the mortgaged premises, with full authority rents, issues and profits, including a reasonable rental to be fixed by gagor and after deducting all charges and expense attending such preint residue of the rents, issues and profits toward the payment of the	any judge having jurisdiction may, at Chambers or other-
(6) That if there is a default in any of the terms, conditions, or cove the option of the Mortgages, all sums then owing by the Mortgagetor it this mortgage may be foreclosed. Should any legal proceedings be instit gages become a partly of any suit involving this Mortgage or the till to to or any part thereof be placed in the hands of any altorney at law for coil the Mortgages, and a reasonable attorney's fee, shall thereupon become Mortgages, as a part of the debt secured hereby, and may be recovered.	ie Mortgagee shall become immediately due and payable, and used for the forecloure of this mortgage, or should the Mort- the premises described herein, or should the debt secured hereby ection by suit or otherwise, all costs and expenses incurred by, due and payable immediately or on demand, at the option of the
(7) That the Mortgager shall hold and enjoy the premises above consecured hereby. It is the true meaning of this instrument that if the Mornants of the mortgage, and of the note secured hereby, that then this morface and virtue.	ripagor shall fully perform all the terms, conditions, and cover-
(8) That the covenants herein contained shall bind, and the benefit administrators, successors and assigns, of the parties hereto. Whenever us and the use of any gender shall be applicable to all genders.	is and advantages shall inure to, the respective helrs, executors, sed, the singular shall included the plural, the plural the singular,
WITNESS the Mortgagor's hand and seal this 19th day of MarsigneD, sealed and delivered in the presence of:	rch 19 70.
_ Connie S. Ware	Elbert C. Elliott (SEAL)
To Connie S. Ware	ELBERT C. ELLIOTT
Fred N. McDonald	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
A .	ATT TO THE PARTY OF THE PARTY O
	(SBAL)
COUNTY OF GREENVILLE	PROBATE ed witness and made only that (s)he saw the within named n.ort-
gagor sign, seal and as its act and deed deliver the within written instri- witnessed the execution thereof.	ument and that (s)he, with the other witness subscribed above
Notary Public for South Caroline. Fred N. McDonald	Connie S. Ware
My Commission expires January 1, 1971.	
COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
I, the undersigned Notary Public, do signed wife (wives) of the above nemed mortgaper(s) respectively, all of aralely exemined by me, did declare that the does treaty, voluntarly, ever, renounce, release and forever relinquish unto the mortgage(s) ancerest and estate, and all her right and claim of dower of, in and to all	heraby certify onto all whom it may cancers, that the under- his day appear before me, and each, upon being privately and eag- nd without any compulsion, dread or fear of any person wisomac- it he mortgages (s) heirs or successors and assigns, all her in- and singular the premites within mentilened, and released.
GIVEN under my hand and seal this	
19theaver March 19 70,	Clara P. Elliott
Nonry Public for South Corollina. Fred N. McDonald My commission expires January 1, 1971 Hecorded March 20, 1970 at 11140 A. 1. #2	0567
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