2001 1400 FASE 44 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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. (2) That it will keep the improvements now existing or hereafter elected on the mortgaged property insured 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 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 remeals 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 if 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 lain, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter no mostile 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 appositions 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 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 mortgager 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 option of the Mortgagee, all sums then owing by the Mortgagor 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 pavable 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 convenants and of the note secured hereby that then this mortgage shall be utterly null and void; otherwise to remain in full force and

(8) That the covenants herein contained shinistrators successors and assigns, of the partiese of any gender shall be applicable to all gend ITNESS the Mortgagor's hand and seal this	es hereto. Whenever us lers. 20th day of	red, the singular shall include	ture to, the respective heirs, exe e the plural, the plural the singul 19 77	cutors, ad- lar, and the
IGNED, sealed and delivered in the presence of	я:	John 74. L	mines	(CTAIL)
Land VI and	•	Willia ma	e Baines	(SEAL)
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TATE OF SOUTH CAROLINA OUNTY OF Greenville	•	PROBATE		
agor sign, seal and as its act and deed deliver essed the execution thereof. WORN to before methis 20thlay of higher 11-23 John Commission Expires: TATE OF SOUTH CAROLINA	the within written inst	rument and that (s)he, with	manhie '	above wit-
ONVIT OF ATCCUATITE !				
I, the under my hand and seal this 20th day of Hay May May May May May May May	r(s) respectively, did the ely, voluntarily, and we mortgagee(s) and the n	is day appear before me, an ithout any compulsion, dre nortgagee's(s') heirs or succes he premises within mentione Mellie W	ad or fear of any person whon ssors and assigns, all her interest ed and released <i>O</i>	l separately soever, re
d wife (wives) of the above named mortgagor ramined by me, did declare that she does free ounce, release and forever relinquish unto the nd all her right and claim of dower of, in and structure of the day of hay had and seal this leavy Public for South Carolina.	r(s) respectively, did the ely, voluntarily, and we mortgagee(s) and the new distribution of the all and singular the sing	is day appear before me, an ithout any compulsion, dre nortgagee's(s') heirs or succes he premises within mentione Mellie W	ed each, upon being privately and ad or fear of any person whon ssors and assigns, all her interest ed and released	I separately associately and estate,