The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur their 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 cevenants 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 to advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing 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 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 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 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 continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, enter upon said premises, shake wholever 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
- (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 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, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of 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 held 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 cover-

Personally appeared the undersigned witness and made oath that (s) he saw the within memod r. ertseal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above he execution thereof. before me this 10th are June 19 78 SOUTH CAROLINA RENUNCIATION OF DOWER F GREENVILLE 1, the undersigned Notary Public, de hereby certify unter all whom it may concern, that the undersigned deliverity of the above named mortisagor(s) respectively, did this day appear before me, and each, upon being privately and seponer, release and forever relinquish unto the mortigages(s) and the mortigages(s) heirs or successors and assigns, all her instate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. SEAL) RECORDED JUN 14 1978 at: 8:57 AM.	Personally appeared the undersigned witness and made oath that (s)he saw the within memod r. ortestal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above a secution thereof. offere me this 10thay of June 19 78 OUTH CAROLINA RENUNCIATION OF DOWER GREENVILLE 1, the undersigned Notary Public, do hereby certify unto all whom it may concert, that the undersigned by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any porteon whomeous certification and later right and claim of dower of, in and to all and singular the premises within mentioned and released. The product of the short of the state of th	ss the Mortgegor's hand and seal this 10th sealed and delivered in the presence of:	Donald W. Farfold (SEAL) DONALD W. PADGETT (SEAL) LINDA W. PADGETT (SEAL) (SEAL)
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