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 coverants 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 is the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

TO THE SECOND PROCESS OF THE PROCESS

(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 premises and does hereby authorize each inturance 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 loan, 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, lines or other corpositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

65) That it hereby assigns all rents, issues and profits of the mort gaged 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 Charless or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the tents, issues and profits, including a reasonable restall 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 coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgager to the Mortgage shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceed as be instituted for the foreclosure of this mortgage, or should the Mortgager become a party of my suit involving this Mortgager or the title to the premises described herein, or should the debt secured hereby or any part thereof he placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgager, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgager, as a part of the debt secured hereby, and may be recovered and collected here under.

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 inclining of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and convenants 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

itetile  SI. That the commission to successorate successorate ship with the Morte SIGNED, sealed and	rs and assigns, of all he applicable t gagor's hand and	the parties heroto Vocal this and and	nd the bene fits Whenever used, day of	and advantages shall the singular shall incl	l inure to, the resplande the plural, the	pective helm, ex- plural the singu	ecutors, ad lar, and th	i- e
111	tri Du	ut	<b>—</b> 7	14m / - /	Halldeful	1,14	!SEAL	۱)
Elistet	adan	>	/	JOHN Y STUBBL	EFIELY, SR.	1.	(SEAI	<u>-</u> )
				CAROL E. STUBE	SLEFIELD	Melfer	<u>Le</u> séai (Seai	L)
STATE OF SOUTI	I CAROLINA	}						_ :
COUNTY OF GR	REENVILLE	}		PROBATE				
nessed the execution SWORN to before	n thereof. me this 3md	Personally appeared deliver the within day of June	written instrun	med witness and mad nent and that (sine, w	with the other with	ness subscribed	named mor above wi	t-  t-
Notary Public for S My Commission Ex	South Carolina.		(SEAL) _	lekgo	ful as	(acto		_
STATE OF SOUTH	H CAROLINA REENVILLE	}		RENUNCIATION O				
examined by me. di	id declare that sh Incover relications	mortgagors) respect e does freely, volunt a unto the mort gagee	ively, did this carily, and with (a) and the more	do hereby certify unt day appear before me seut any compulsion, tgagee's's) heirs or su premises within meht	, and each, upon be dread or fear of a secessors and assign	eing privately ar any person who	va separate msoevēr, r	s-
GIVEN under my l			_	Uniel -	7, Stee	Chilic	Lef	
3rdday of	June L	1930.	(SEAL)	CÀROL F. STUB	BLEFIELD		<u> </u>	
Notary Public for S My commission ex	outh Carolina. pires: 9-14-8	2						
RECORD	57 1 1 1 1 1	4 4000	9:11 A.M	١.		348	83	<
\$15,000.00 Lot 2 St. Marks Rd., Chick Spgs. Tp.	Register of Mesne Conveyance Greenville	this 4th day of Jun.  19:11 A.M. recorded in Mark 1504 of Mortgages, page 545	Mortgage of Real Estate  Thereby certify that the within Mortgage has been	BARBARA M. DAVIS	70	JOHN J. STUBBLEFIELD, SR. AND CAROL F. STUBBLEFIELD	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	LAW OFFICES OF RICHARD A, GANTT

The second second