THE PERSON NAMED IN

The Mortgagor further deserants and agrees as follows

- That this mortgage shall secure the Mortgagee for such further sams is has be absolued hereafter of the option of the Mortgagee, but the payment of takes, insurance fremums, public assessments, repairs in other numbers in the first of the Minteres from Minteres stall insurement the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Minteres in the Minteres as the total indebtedness thus secured does not exceed the original amount shown on the face netrot. All suits so advanced dual hear 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 unprovements now existing or hereafter credted on the mortgaged property insured as may be required from time to (2) That it will keep the improvements now existing or hereatter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other marards 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 small be held by the Mortgagee, and have attached hereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when Jue; 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 the 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, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all cents, issues and profits of the moregaged premises from and after any default hereunder, and agrees that, should top there is nevery emigro an tents, more and proving or the moregaged premises from any after any decrease neverties, appoint a receiver of the 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, with full authority to take possession of the mortgaged premises, with full authority to take possession of the mortgaged premises. investigated preliment, while the event said premises are occupied by the mortgages and after deducting-all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the cents, usues 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 Mortgages to the Mortgage 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, as a part of the debt secured hereby, and may be recovered and collected hereupoles.
- (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 Mortgager shall fully perform all the terms, conditions, and covenants 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 virtue.
- enants herein contained shall bind, and the benefits and advantages shall mure to the respective heirs, executors, administrators,

TATE OF SOUTH OF OUNTY OF GREET	CAROLENA" NVILLE	appeared the understand water written instrument and that (a)h	PROBATE PROBATE THE ANALYSIS AND THE STREET THE STREE	(\$	EAL) EAL) EAL) EAL) CARRELLO
CIVEN racket my has	CAROLINA L. the under stated mortgager(s) respect the does fronty, voluntarily, a fer mortgager(s) and the mortgager(s) and the present and and angular the present and and areal this	(SEAL)	one, and each, upon bring p id or four of any person who all serious, all her interest and	والمتعارب والمستحدد المستحد	NOV 17
Notary Public for Sou		Mongage of Real Estate No verby much that the walker Manager has been a see 1.	1:1° C.A.M. W. McClimon,	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Kenneth A. McKinney,	11 1993/ M. M. M. A. A. A. 361:3