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 that 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 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 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 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 bereby 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 mortgagor 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 Mortgager 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.

If the debt secured hereby, and m (7) That the Mortgagor shale cured hereby. It is the true mean of the mortgage, and of the note so firtue. (8) That the covenants herein inistrators successors and assigns use of any gender shall be applicably ITNESS the Mortgagor's hand a siGNED, sealed and delivered in the second of the sealed and delivered in the second of the sealed and delivered in th	all thereupon become due and payable may be recovered and collected hereus ll hold and enjoy the premises above ning of this instrument that if the Mossecured hereby, that then this mortgage in contained shall bind, and the benefits, of the parties hereto. Whenever used ble to all genders. And seal this day of	inder. conveyed until there is a default orgagor shall fully perform all the eshall be utterly null and void; out and advantages shall inure to, d, the singular shall include the plant.	under this mortgage or in the note terms, conditions, and convenants therwise to remain in full force and the respective heirs, executors ad-
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TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		PROBATE	
ramined by me, did declare that ounce, release and forever reling	A }	s day appear before me, and each, thout any compulsion, dread or f ortgagee's(s') heirs or successors an	it may concern, that the undersign- upon being privately and separately ear of any person whomsoever, re- d assigns, all her interest and estate,
IVEN under my hand and seal	_	e premises with a mentioned and	cicasca.
day of	19 .		
Notary Public for South Carolina. Ty commission expires:	Recorded February 23, 19	984 at 10:19 A.M.	25807
Register of Mesne Conveyance Green LEATHERWOOD, WALKER, TODI Attorneys at Law Greenville, South Carolina \$4,000.00 Pt. Lot 14 West DriveCalamanHLS	Mortgage of Real Est I hereby certify that the within Mortgage this 23 day of February 1984 at 10:19 A_M, re 1984 at 16:19 of Mortgages, page 2 As No	Michael Laura B.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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