in

110

 ∞

(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 and have incompanies. hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the bilance 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 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 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
- (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, 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 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 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.
- (6) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural the singular, and the use of any gender shall be applicable to all genders.

WIENESS the Mortgagor's hand and seal this Signed, sealed and delivered in the presence of: (In Tunce of 1) (I)	9th day of Dec		76.	SEAL)
They I. Muletter III	<u>C</u>	AROL ANN LEGE	TTE	SEAL)
STATE OF SOUTH CAROLINA		PROBATE		And the second s
COUNTY OF GREENVILLE				
seal and as its act and deed deliver the within thereof.		ss and made oath that (s) with the other witness s	he saw the within name subscribed above witnes	ed mortgagor sign, ssed the execution
SWOAN to before me this 9th day of CONTRICE STORY Public for South Carolina. My Commission Expires: 5/22/8	December 19 76. (SEAL)	Jack H. M.	State 11, 111	W.
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER				
COUNTY OF GREENVILLE				
I, the und (wives) of the above named mortgagor(s) respects did declare that she does freely, voluntarily, and relinquish unto the mortgagee(s) and the mort of dower of, in and to all and singular the pre-	Fagee's(s') heirs or successors and a	and each, upon being prear of any person whose	rivately and separately	examined by me,
9th December J day of 19 Constant by 11/46	76 //	Card Ann	lecette	Lette
Notary Public for South Carolina. 5/22/ My Commission Expires: 5/22/	(SEAL)			
	RECORDED DEC 9 '76	At 10:47 A.M.	1.5	5562
₩	RECORDED DEC 9 76	AC 10387 A.M.		ूट इंट
Mortgages, page 821 As No. Herinter of Merme Conveyance Greenville County NMNUNNAMINATURING NAMINATURING NA	Mortgage of Real Estate Thereby certify that the within Mortgage has been this 9th day of December 1976	MAGARET LEGETTE	JACQUES W. LEGETTE and CAROL ANN LEGETTE	DEC 9 /6 X15562X DILLARD & MITCHELL, P.A. STATE OF SOUTH CAROLINA