The second

(i) That this mortgage shall secure the Mortgagee for such turbles sum as may be advanced bereifted at the of the Wortgagee, for the payment of taxes, insurance premiums public assessments, repairs or other purpose in the out to be easily before. When they are shall a so some the Militeraction is further to any advances, readvances or credits that may be made how after to use Militeractions by the Mortgagees of the plantage debt and shall be payable on demand of the Mortgagee unless otherwise provided writing.

(2) That it will keep the improvements now existing or beteafter erected on the mortaged property a sureal as a as barrel mediation to notify by the Mortgagee against loss by the and any other hazards openfied by Mortgagee, manuamount not less than the numbers of the mortgage and have an acceptable to it and that offseld policies and there is shall be held by the Mortgagee, and have attained it ereful a payable clauses in more or, 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 printies and does hereby and order each insurance of many conterned to make question directly to the Mortgagee, to the extent of the balance owing on the Mortgage delit, whether due or not.

(3) That it will keep all emprovements now existing or bereafter creeted in good repair, and, in the case of a construction ban, that it will continue construction until completion without intercaption, 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 undersory, 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 promises are occupied by the mortgager and after deducting all charges and expenses attending such preceding 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 bereby.

16) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured heleby, 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 berein, 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 bereunder.

(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.

(8) 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

penders.				
WITNESS the Mortgagor's ha	and seal this 5th day of	April	19 <sup>78</sup>	
SIGNED, scaled and delivered	d in the presence of:		R. L. RUCKER BUILDER, INC.	
a Maure (	Cullitar		1. T. Hucky	(SEAL)
Grapy Of C	JUSTOCON .			(SEAL)
	·			(SEAL)
· · · · · · · · · · · · · · · · · · ·				(SEAL)
TATE OF SOUTH CAROL	INA \	· · · · · · · · · · · · · · · · · · ·	DDODATE	
			PROBATE	
OUNTY OF Herene				
nd as its act and deed delive			ed witness and made oath that (s)he saw the within named no h the other witness subscribed above witnessed the execution the	
WORN to before me this	5th day of lighter	1973		
Cotary Public for South Care	Westletan_ (SEAL)		Stany Of Morrison	<u> </u>
ly Commission Expires	7/24/80			
TATE OF SOUTH CAROL	ANI		RENUNCIATION OF DOWER	
OUNTY OF	}			
	<i>)</i>			
sithin mentioned and releas GIVEN under my hand and				
day of	19			
	(SE	AL)		
Notary Public for South Car				
	RECORDED APR 5	1978	At 3:36 P.M. 2944S	~
	at _St	X	8	ST EX
tot NCI NCI Sister	hereby certify  5thday of  ut 3:36  Mortgages, page	C MOR	R. L. Ru NCNB Mor	
00 00 00 00 00 00 00 00 00 00 00 00 00	y certification of 3:36	38	E 7	THERWOOD.  API
egister of Mesne  \$5,400.00  NCNB MO  Lot 74 "H  EATHERWOOD	ify a	ONST (GAG	OF GRE	
OO THE TITES	hat P		OF GR Rucker	
A C O Now	t the	RU E O	r B	G (1)
AG AG	e withi	RUCTI E OF R	Sou	KER A
	I hereby certify that the within Mortgage has been this seems of	ION REA	GREENVILLE er Builder,	LEATHERWOOD, WALKER, TODD OLEATHERWOOD, WALKER,
reenvii SOUTH	lortg	ÞΖ	H H	2 2 gg/
envili UTH, I	ortgage ed in Bo	E 0	Inc.	Βa
5 1 III :	has has	OAN ESTA	· "	MAIN
County INC.	been 1 1978	A A		5
:' ∥ ₹		균		