WIINESS the Mortgagor's hard and seal this 21st

SIGNED, seeled and delivered in the presence of:

- (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 convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear 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 Lapton 1.1 to now existing or hereafter erected on the mortgaged property i sured 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 anomats as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be belt by the Mortgagee, and thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all promiums 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 insuring company conserved 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 been all improvements now existing or hereafter erected in good repair, and, in the case of a construction ban, that it will contribe construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whotever require are recessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the most tage delet.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premiers. That it will comply with all covernmental 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 profesding 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 covernants of this mortgage, or of the note secured hereby, then, at the option of the Mortgager, all sums then owing by the Mortgager to the Mortgager shall become immediately due and payable, and this mertgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgager 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 hards 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 the reupon 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 hereupder.
- (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 coverants 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.

day of November

1978

Robert H. Wynn∉, Jr.

(SEAL)

1995年,李朝皇前**建** 

To contract the contract to th

FROBATE  COUNTY OF GREENVILLE  Personally appeared the understanced witness and made outh that (side saw the within number ion thereon.  SWORN to before me this 21st day of November 1988.  WORN to before me this 21st day of November 1988.  WORN TO BE SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned has a person whomever, renounce, rever reliarguish unto the mortgage (s) and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned that the does freely, voluntarily, and without any compulsion, diese ch, upon being privately and separately and shower of in and to all and as singular the premises within mentioned and released.  GIVEN under my hard and seal this  21stday November 1978.  November 1978.  (SEAL)  November 1978.	dersigned wife
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