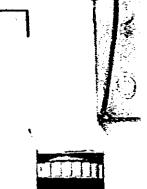
The Mortgagor turther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, tor 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 Mortgagor 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 improvement, now existing or bereafter erected on the mortgaged property i suited as may be required from time to time by the Mortgagee against loss by five and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts a may be required by the Mortgagee, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in fivor 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 rot.
- (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 compilition without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whetever requires are necessary, including the completion of may construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage delat.
- (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 professionable received 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 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 rote 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. 19 79 . Oct ober 15t h WITNESS the Mortgagor's hard and seal this SIGNED, sealed and delivered in the presence of: (SEAL) Kathleen Ann Crawford Rathlean ann Crawford (SEAL) (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA COUNTY OF GREENVILL Fersonally appeared the undersigned witness and made oath that (sibe saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the executo day of E cel. SWORN to before me this Sarah Harmon Il Eacher Notary Public for South Carolina. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER county of Greenville Mortgagor Unmarried (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') beirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of (SEAL) Notary Public for South Carolina. at 2;31 P.M. 23256 RECORDS JAN 2 9 1980 <u>-</u> Brighter of Means Conveyance Greenville hereby certify that the within Mortgage has been this. OUNTY OF GREENVILLE ATE OF SOUTH CAROLINA \$1,400.00 Lot 11 Anderson Rd. \23335G KATHLEEN ANN CRAWFORD Mortgage of Real Estate BESS M. McEACHERN P.M. moorded in Book 1494 LAW OFFICES OF





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