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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, 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 be a 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 improvements now existing or hereafter erected on the mortgaged property issured 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 mich 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 attach if 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 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 fall 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 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, 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.
- (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.

My commission expires 1-24-83 RECORDED OCT 2 1 1981 at 2:14 P.M. STATE OF SOLUTION OF Many Page 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Personally appeared the underrigned witness and made outh that (she saw the within named mortgagor sign, seed and as its act and deed deliver the within written instrument and that (she, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 16th dayof October White public for South Carolina. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do be they certify unto all whom it may concern, that the undersigned wife me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compalision, dread or fear of any person whomsoever, renounce, release and for ever reliquids unto the mortgage (s) and the mortgage (s) be its or successors and surgns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premites within mentioned and released. GIVEN under my hand and seal this 16th, dayaf October 19 81. Deborah T. Pendino STATE OF SOUTH CAROLINA RECORDED OCT 2 1 1981 at 2:14 P.M. 10(1)	WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: Hope C. Braquell	Michael Pership Richard J. Rending Liberal J. Sanding Deborah T. Pendino	(SEAL) (SEAL) (SEAL) (SEAL)
Personally appeared the underrigned witness and made oath that (the saw the within named mortgagor tion thereof. SWORN to before me this 16th dayof October 19 81. Which all Market Techniques (SEAL) Notary Public for South Carolina My Commission expires 1-24-81 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the underrigned Notary Public, do hereby certify unto all whom it may concern, that the underrigned wife me, did declare that she does freely, voluntarily, and without any compation, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgage (a) and the mortgage (a) is befor a success and saigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premites within mentioned and released. CIVEN under my hand and seal this 16th day of October 19 81. What of the success of the succe	Personally appeared the underrigned winess and made outh that (s)he saw the within named mortgagor iten thereof. SWORN to before me this 16th day of October 19 81. Welley Public for South Carolina. Notary Public for South Carolina (street) of the above named mortgagor (s) respectively, did this day superar before me, and each, upon being privately and expaniely examined by me, did declare that he does freely, under the order for south to the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and expaniely examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and expaniely examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and expaniely examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did declare that he does freely under the mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did deland to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 16th, day of the above anamed mortgagor (s) respectively, did this day superar before me, and each, upon being privately and examined by me, did declared or feel of the same and each upon being privately and examined by me, did declared or feel of the same and each upon bei	>	PROBATE	
RENUNCIATION OF DOWER I the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (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 compalison, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgagee(s) and the mortgagee(s(s') beirs or successors and assigns, all her interest and extate, 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 16th, day of October 19 81. Who commission expires 1-4-83 RECORDED OCT 2 1 1981 at 2:14 P.M. 100 The company of the above named mortgagor(s) in the undersigned wife me, and each, upon being privately and separately examined by the privately and separately examined by the company of any position of any person whomsoever, renounce, release and for ever relinquish unto the mortgagee(s) and the mortgagee(s) being or successors and assigns, all her interest and extate, 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 16th, day of October 19 81. Liberal Company Co	(whree) of the above named mortgager(s) especitively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, volunturily, and without any compalition, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgage(s) and the mortgage(s) beins 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 16th, days of October 19 81. Whosely Public for South Caroling My commission expires 1-4-83 RECORDED OCT 2 1 1981 at 2:14 P.M. 109 And	rign, seal and as its act and deed deliver the within written tion thereof. SWORN to before me this 16th day of October Worden Public for South Carolina.	instrument and that (s)he, with the other witness subscribed above witness 19.81.	vell
(seed to above named mortgagor(s) respectively, did this day appears 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 persons whomsoever, renounce, release and forever relinquish unto the mortgager(s) and	(writes) 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 lear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) beits or successors and assigns, all her interest and ertate, 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 16th, days october 19 81. Deborah T. Pendino OCT 2 1 1981 at 2:14 P.M. 100 Man Deborah T. Pendino ONTA ONTA	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER	
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