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(1) That this mortgage shall secure the Mortgage's for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, jubble assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgages for any further leave, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages 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 dobt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or bereafter erected on the mortgaged property i sweed 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 attach of the thereto loss payable clauses in fiver 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 at thereto each insurance company exceeded 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 ban, that it will continue construction until course from white interruption, and should it fail to do so, the Mertgagee may, at its option, enter upon said premises, make whotever 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 most tage debt.
- (4) That it will pay, when due, all tixes, 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 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 them 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 atterney 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. If 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.

WITNESS the Mortgagor's SIGNED, sealed and delivered with the sealed with the se	hand and seal this 2740 red in the presence of:	Alleberia	9 § 3. (SEAL) (SEAL) (SEAL)
tion increor.	Personally appeared the deed deliver the within written instru	PROBATE undersigned witness and made oath that unent and that (s)he, with the other witness. 19 83.	t (s)he saw the within named mortgagor ess subscribed above witnessed the execu-
me, did declare that she do ever relinquish unto the mor	I, the undersigned Notary I ed mortgagor(s) respectively, did this coss freely, voluntarily, and without any stgaggee(s) and the mortgagee's(s') heir and singular the premises within mentic	RENUNCIATION OF DON Dower not released Public, do hereby certify unto all whom it day appear before me, and each, upon be compulsion, dread or fear of any person is or successors and assigns, all her interestioned and released.	may concern, that the undersigned wife ing privately and separately examined by
Notary Public for South Care	clina. (SE	Al.)	/
RECORDED	F11141 4 4000	4:16 P.M.	00.150
LAW OFFICES OF CULBERTSON, CHRISTIAN & MOORH P; O Box 332 Greemvo;;e. SC 20602 \$5,000.00 Lot 35 Vance St.	I hereby certify that the within Mortgage has been day of June at4:16_P_M. recorded in Book Mortgages, page494 As No Megister of Meane Conveyance Greenville	John Henry Mortgage	JUN1 1983 KGREENVILLE SCOUNTY OF GREENVILLE Melvin Austin

A CONTRACTOR OF THE PARTY OF TH