

1122-613

The Mortgagee further covenants and agrees that:

(1) That this mortgage shall secure the Mortgagee for all taxes, public assessments, public charges, public utility charges, and other impositions against the mortgaged premises. The mortgage shall also secure the Mortgagee for any further loans, advances, mortgages or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus incurred does not exceed the principal amount of the mortgage hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable as provided in the mortgage unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured 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 attached thereto loss payable clauses in favor 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 so insured to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, when and as due.

(3) That it will keep all improvements now existing or hereafter erected on good repair, and in the case of a construction loan, that it will continue construction until completion without interruption, 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 underway, and charge the expenses for such repairs to the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments and other government 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 Mortgagee 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 secured hereunder, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection, or should the Mortgagee incur any costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately 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 Mortgagee 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 Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, more than this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8. That the covenants hereinafter contained shall bind and the benefits and advantages hereunder shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used in this instrument the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 19th day of August 1983

SIGNED, sealed and delivered in the presence of

*E. H. Holt*

*Larry S. Frank*  
LARRY S. FRANK  
*Margaret A. Frank*  
MARGARET A. FRANK

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

My commission expires: 12-9-91

19th day of August 1983

*E. H. Holt*

My commission expires: 12-9-91

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

19th day of August 1983

*Margaret A. Frank*  
MARGARET A. FRANK

6129

Recorded August 24, 1983 at 10:26 A.M.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LARRY S. FRANK & MARGARET A. FRANK

Mortgage of Real Estate

10:26 A.M. August 24, 1983

602

Lot Standing Spgs Rd. S NW Fork Shoals Rd.

\$ 14,500.00

REGISTERED AT MORTGAGE CONVENTION GREENVILLE

090

AM