- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, roadvances or credits that may be made hereafter to the Mortgages 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 beer interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erail d on the mortgaged property insured as may be required from time to time by the Mortgaged 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 payeble 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 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 fail to do so, the Mortgage 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 mortgager and after deducting all charges and expenses attending such preceeding 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 Moragagor 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 benef administrators, successors and assigns, of the parties hereto. Whenever and the use of any gender shall be applicable to all genders.	fits and advantages shall inure to, the respective heirs, executors, used, the singular shall included the plural, the plural the singular,	
WITNESS the Mortgagor's hand and seal this day of A SIGNED postated and delivered by the presence of:	August, 19 74.	
W. Samel Klibble	duran Selver	
Weria B. Narin	LAWRENCE E. MCNAIR (SEAL)	
	(SEAL)	
	(SEAL)	
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF GREENVILLE		
gagor sign, seal and as its act and deed deliver the within written inst witnessed the execution thereof. SWORN to before me this day of AUGUST, 19 7 AGENTAL (SEAL) Notary Public for South Carolina. My COMMISSION EXPIRES: 9/10/8/ STATE OF SOUTH CAROLINA		
COUNTY OF GREENVILLE	REMOVED THE CONTRACT OF THE CO	
I, the undersigned Notary Public, dissigned wife (wives) of the above named mortgagor(s) respectively, did arately exemined by me, did declare that she does freely, voluntarily, ever, renduce, release and forever relinquish unto the mortgagee(s) as terest and estate, and all her right and claim of dower of, in and to all GIVEN under my hand and seal this	, and without any compulsion, dread or fear of any person whomso- and the mortgagee's(s') heirs or successors and assigns, all her in- the and singular the premises within mentioned and released.	
August, 710 74.	Seress K Maker	
Manage C. Alle for South Carolina	# C>C)Pf	
21	RECORDED AUG 9 '74 408'7	F 74.7
Mortgage of Real Estate I hereby certify that the within Mortgage has been this S any of August 19 August 19 I Mortgages, page 165 A. No. 1319 Register of Manne Conveyance Greenville Counce 1467 Back 1467 Ratio Lot Wade Hampton Blvd. Mortgage of Real Estate August 19 I August 19 I	OF SOUTH CAROLIN, TY OF GREENVILL TO Piedmont Morts	RECORDANGEE AUGS 1974 RAIDS X SO TO X ACCT

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