

1533 758

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereunder... for the payment of taxes, insurance premiums, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured against loss by fire and any other hazards specified by the Mortgagee... and that it will pay all premiums therefor when due.

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.

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.

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.

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 Mortgagor to the Mortgagee shall become immediately due and payable.

7) That the Mortgagor shall hold and own the premises above described 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 fully performs 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.

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.

WITNESS the Mortgagor's hand and seal this 20th day of February 1975.

SIGNED, sealed and delivered in the presence of:

Crystal H. Giovanniello
Dorinda C. Hall

Charles Bennett (SEAL)
Charles Bennett (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of February, 1975.

Dorinda C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

Crystal H. Giovanniello

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagee(s) heirs 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 20th day of February 1975.

Dorinda C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

Shirley J. Bennett

RECORDED FEB 21 '75 19578
At 12:33 P.M.

Register of Meuse Conveyance
\$ 17,000.00
WILKINS & WILKINS, Attorneys
Attorneys at Law
Greenville, S.C. *Frederick, McKee, Wright*
Lots 24 & 25 Friendly St.
Blk A Ft. Inn
THE SHANNON CO., GREENVILLE, S.C.

I hereby certify that the within Mortgage has been
this 21st day of February
1975 at 12:33 P.M. recorded in
Book 1333 of Mortgages, page
As No. 19578

Mortgage of Real Estate

SOUTHERN BANK AND TRUST
COMPANY

TO

RECORDING FEE
PAID \$ 2.50
COUNTY OF GREENVILLE
CHARLES BENNETT 19578 X

FEB 21 1975
WILKINS & WILKINS ATTORNEYS
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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