W

KI

The Mortgagor further covenants and agrees as follows.

- (1) That this mortgage shall secure the Mortgages for such fur that sums as may be advanced hereafter, at the option of the Mogages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants here. This mortgage shall also secure the Mortgages for any further loans, advances, residuences or credits that may be made hereafter to the Mortgagor by the Mortgages to long as the total indebtedness thus recured does not exceed the original amount shown on the face hereaft All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages 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 Mortgaged against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all prem ums therefor when due; and that it does hereby assign to the Mortgages 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 Mortgages, 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, ander 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 hasing 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 exent said premises are occupied by the mortgager and after deducting all charges and expenses attending such preceding 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 oming 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 secored 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, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

the Mortgogor's hand and seal this scaled and delivered in the presence of:	day of	Culy	19		
River &		S. Harris	. Secretar		(SEAL)
in a smith		4 × 1 × 1		•	•
		Antonia de la contraction de l	·*	13.	(SEAL)
					(SEAL)
F SOUTH CAROLINA		PROBATE			
Of Greenville					
n, seal and as its act and deed deliver the within the execution thereof.	n written ins	med without and made trument and that is he	" miny the either	witness subscribed	above
before me this 25 holes of Cally	19 ~	5	,		
(SEAL)	برد. ا	12 2 1	d. cie	A	
fic for South Corolina. M.			·····		
SOUTH CAROLINA		RENUNCIATION OF	DOWER		
é (
amined by me, did declare that she does freely unce, release and forever relinquish unto the m estate, and all her right and claim of downrest ider my band and soal this	y, welunterily, hortgegee(s) a l, an and te al	ind the mortpapers(s)) If and singular the pre	heirs or successo mises within men	re and assigns, all Hisnad and release	her in
smired by me, did declare that she does freely unce, release and forever relinquish unto the mestate, and all her right and claim of down of decrary hand and soal this	y, wellunterity, northespecial all, an and to all (SEAL)	ind the mortpapers(s)) If and singular the pre	heirs or successo mises within men	re and essigns, all	her in
smined by me, did declare that she does freely unce, release and forever relinquish unto the mestate, and all her right and claim of down of down of down of down of this of the south Carolina.	y, wellunterity, nortgegee(s) a l, an end to al	ind the mortgager's's's it and singular the pre	heirs or successomines within men	re and essigned, all releases	her in
sendment by the, did declare that she does freely unce, release and forever relinquish unto the an estate, and all her right and claim of down of down of down of down of down of this of the south Carolina.	y, wellunterity, northespecial all, an and to all (SEAL)	ind the mortgager's's's it and singular the pre	heirs or successomines within men	re and essigned, all releases	her in
senined by rive, did declare that she does freely unce, release and forever relinquish unto the an estate, and all her right and claim of dower of der any hand and soal this Alic for South Carolina.	(SEAL)	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	in in
mined by me, did declare that she does freely mee, release and forever relinquish unto the merstate, and all her right and claim of downs of ler my hand and soal this of July like for South Carolina.	(SEAL)	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	her in
mined by me, did declare that she does freely nee, release and forever relinquish unto the mestate, and all her right and claim of downs of ler my hand and soal this If the South Carolina.	(SEAL)	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	in in
mined by me, did declare that she does freely nee, release and forever relinquish unto the mestate, and all her right and claim of downs of ler my hand and soal this M. July 19 10 10 10 10 10 10 10 10 10	(SEAL)	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	
nined by rue, did declare that she does freely see, release and forever relinquish unto the matter, and all her right and claim of dourse of the same and soul this see that the see that the soul this see that the soul this see that the soul this see that the s	y, wellunterity, northespecial all, an and to all (SEAL)	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	
mined by rue, did declare that she does freely nee, release and forever relinquish unto the mestate, and all her right and claim of dower of ler my hand and soal this M. July 19 10 10 10 10 10 10 10 10 10	(SEAL) Mortgage of	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	
mined by rue, did declare that she does freely ince, release and forever relinquish unto the mestate, and all her right and claim of downs of fer any hand and soal this of 1923y like for South Carolina.	(SEAL) Mortgage of	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	in in
remined by me, did declare that she does freely nume, release and forever relinquish unto the me estate, and all her right and claim of dourse of ader my hand and soal this walk for South Carolina.	Morrigage of Real	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNTY OF	
while for South Carolina.	Morrigage of Real	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	
Alic for South Carolina. **Spence of Manne Conveyance in Sec. 24.05	(SEAL) Mortgage of	TO SECURE CHOISE SECURE CHOISE	heirs or successomines within men	COUNT	
mined by rue, did declare that the does freely nee, release and forever relinquish unto the mostere, and all her right and claim of downer of ler any hand and seal this Mer say hand and seal this Mer South Carolina.	Mortgage of Real Estate	ind the mortgager's styll and singular the pre	heirs or successomines within men	COUNT	