メ い

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mogagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants here. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee 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 debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

MANAGEMENT OF CHARLES AND CONTRACTOR

- (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 Mortgagec 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 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 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 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 mortgagor 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 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 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.

WITNESS the Mortgagor's hand and s SIGNED, sealed and delivered in the	presence of:		19 ⁷⁵ .	
Defina H. Mass	zi ilk	Jee 7	of core	(SEAL)
trying 91:11 ass	singill			(SEAL)
and the state of t	16. M			(SEAL)
				(SEAL)
STATE OF SOUTH CAROLINA	1	PRO	DBATE	
county of Greenville				
f gagor sign, seal and as its act and de			d made oath that (s)he saw the v	
witnessed the execution thereof. SWORN to before me this 3rd - day		19 75	,-,,,	
With to before me init of a. day	· milli		J. i	
Office 4. Masses	T	·- []	ge Winsett	
STATE OF SOUTH CAROLINA				
COUNTY OF Greenville		RENUNCIATI	ON OF DOWER	
I, t signed wife (wives) of the above name arately examined by me, did declard over, renounce, release and forever re erest and estate, and all her right and GIVEN under my hand and seal this	ed mortgagor(s) respective that she does freely, volinquish unto the mortgal distance of, in	Public, do hereby certify rely, d.d this day appear luntarily, and without an igee(s) and the mortgag, and to all and singular t	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a ee'sfs') heirs or successors and a he premises within mentioned	privately and sep- ny person whomso- ssigns, all her in- and released.
I, to signed wife (wives) of the above name arately examined by me, did declare ever, renounce, release and forever refers and estate, and all her right and extra transfer are transfer and extra transfer and extra transfer are transfer and extra transfer and e	that she does freely, voidinguish unto the mortgad claim of dower of, in	Public, do hereby certification of the property of the propert	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a ee'sfs') heirs or successors and a	privately and sep- ny person whomso- ssigns, all her in- and released.
I, t signed wife (wives) of the above name arately examined by me, did declard over, renounce, release and forever re erest and estate, and all her right and GIVEN under my hand and seal this	that she does freely, voldinguish unto the mortgad claim of dower of, in	Public, do hereby certify rely, d.d this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the control of the control	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned of the premises within mentioned of the cold of the	privately and sep- ny person whomso- ssigns, all her in- and released.
I, t signed wife (wives) of the above name arately examined by me, did declard over, renounce, release and forever re erest and estate, and all her right and GIVEN under my hand and seal this	that she does freely, voldinguish unto the mortgad claim of dower of, in	Public, do hereby certification of the property of the propert	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a ee'sfs') heirs or successors and a he premises within mentioned	privately and sep- ny person whomso- ssigns, all her in- and released.
signed wife (wives) of the above name of the above name of the above name of the above name of the series and forever reserver, renounce, release and forever refers and estate, and all her right and GIVEN under my hand and seal this and day of July Tyling 4. Massing Notary Public for South Carolina.	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certify rely, d.d this day appear luntarily, and without an agee(s) and the mortgage and to all and singular to L)	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned of the premises within mentioned of the care of the	privately and sep- ny person whomso- issigns, all her in- end released.
signed wife (wives) of the above name of the state of the above name of the state o	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certifyely, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the RDEO MIG 5 '75	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned of the premises within mentioned of the care of the	privately and sep- ny person whomso- ssigns, all her in- and released. 22. STA
signed wife (wives) of the above name intately examined by me, did declare ver, renounce, release and forever refers that and all her right and self this and all her sight and the self this an	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certifyely, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the RDEO MIG 5 '75	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned the premises within mentioned at 11:30 A.N. COUNTY OF THE TYPE	privately and sep- ny person whomso- ssigns, all her in- and released. STAIR OR
igned wife (wives) of the above name interest and wife (wives) of the above name interest and wife (wives) of the above name interest and declare ver, renounce, release and forever referest and estate, and all her right and its and	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certifyely, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the RDEO MIG 5 '75	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned the premises within mentioned at 11:30 A.N. COUNTY OF THE TYPE	privately and sep- ny person whomso- ssigns, all her in- and released. STAIR OR
signed wife (wives) of the above name of the state of the above name of the state o	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certifyely, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the RDEO MIG 5 '75	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned the premises within mention	privately and sep- ny person whomso- ssigns, all her in- and released. STAIR OR
signed wife (wives) of the above name of the special strately examined by me, did declare over, renounce, release and forever refers and estate, and all her right and GIVEN under my hand and seal this and day of July Tylina 4. Massing Notice Public for South Carolina.	ned mortgagor(s) respective that she does freely, voltinguish unto the mortgad claim of dower of, in 19 ⁷⁵ SECO	Public, do hereby certificately, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to all and singular to the mortgag and	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned the premises within mention	STAIR OF SOUTH
signed wife (wives) of the above name of the special strately examined by me, did declare over, renounce, release and forever refers and estate, and all her right and GIVEN under my hand and seal this and day of July Tylina 4. Massing Notice Public for South Carolina.	ned mortgagor(s) respective that she does freely, volume the mortgagor of	Public, do hereby certificately, did this day appear funtarily, and without an agee(s) and the mortgag and to all and singular to the process of the process	y unto all whom it may concer before me, and each, upon being y compulsion, dread or fear of a sec's(s') heirs or successors and the premises within mentioned the premises within mentioned at 11:30 A.N. COUNTY OF THE TYPE	privately and sep- ny person whomso- ssigns, all her in- and released. STAIR OR