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(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. 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 indebtness 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.

(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 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

(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 at the data to approach as the data to approach the 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 bereby then at the

option of the Mortgagee, all sums then owing by the Mortgagor to a mortgage may be foreclosed. Should any legal proceedings be instituted a party of any suit involving this Mortgage or the title to the premist thereof be placed in the hands of any attorney at law for collection and a reasonable attorney's fee, shall thereupon become due and pays of the debt secured hereby, and may be recovered and collected here (7). That the Mortgagor shall hold and enjoy the premises abe secured hereby. It is the true meaning of this instrument that if the soft the mortgage, and of the note secured hereby, that then this mortgivirtue. (8) That the covenants herein contained shall bind, and the ber	Mortgagor shall fully perform all the terms, conditions, and convenants gage shall be utterly null and void; otherwise to remain in full force and nefits and advantages shall inure to, the respective heirs, executors, adused, the singular shall include the plural, the plural the singular, and the
Margaret H. Buchhister	Maracret 5 Kelly (SEAL) 174 Kelly (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE
ed wife (wives) of the above named mortgagor(s) respectively, did the examined by me, did declare that she does freely, voluntarily, and w	RENUNCIATION OF DOWER lic, do hereby certify unto all whom it may concern, that the undersignals day appear before me, and each, upon being privately and separately ithout any compulsion, dread or fear of any person whomsoever, remortgagee's(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 to GIVEN under my hand and seal this 5	he premises within mentioned and released. 17107011145 Nolly
des of September 19 75.	
My commission expires: Notary Public for South Carolina. 7-24-79 Book 1349 Book 1349 My commission expires: No. 142 W. A. Seybt & Co., Office Supplies, Greenville, S. C. Form No. 142 Super Targant Dr., Targant of Part of	PAID S STATE OF SOUTH CAROLINA COUNTY OF Greenville Margaret S. Kelly and J. H. Kelly 8 TO Southern Bank and Trust Compar 8 Piedmont, S. C. Piedmont, S. C.