

Ed. W. ...
RECORDING FEE NOV 19 1969
11825

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES E. DODENHOFF, JR. AND
PAUL B. COSTNER, JR.

JOSEPH B. STEVENS
TO 17516

WITHHELD AND CANCELLED OF RECORD
BY ...
R. M. C. FOR GREENVILLE COUNTY S.C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 19 69
day of NOV.

at 4:06 P.M. recorded in Book 1142 of
Mortgages, page 349 At No. ...

Register of Means Conveyance Greenville, County
W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 142 GM-12-68

18,578.00
1000 d 1000 d ...

WITNESS the Mortgagee's hand and seal this 14th day of November 1969
SIGNED, sealed and delivered in the presence of:
C. O. ...
The Mortgagee 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 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, redemptions or credits that may be made hereafter to the mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. 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 the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto the policy 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 insurer and 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, including those of the mortgagee, rents, issues and profits, including a reasonable amount to be fixed by the court in the event said premises are occupied by the mortgagee, and shall appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the residue of the rents, issues and profits, including a reasonable amount to be fixed by the court in the event said premises are occupied by the mortgagee, and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the same to the payment of the debt secured hereby.
(5) That if there is a default in any of the terms, conditions, covenants of the mortgage, or if the note secured hereby, then, a default shall occur and the Mortgagee shall be entitled to institute legal proceedings to foreclose the mortgage, or should the Mortgagee become a party of any suit involving this mortgage, it shall have the right to appear in said suit and defend the same, and should the mortgage be foreclosed, should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee, as a part of the debt secured hereby, and the Mortgagee shall be entitled to receive the proceeds of the sale of the mortgaged premises, and a reasonable attorney's fee, shall be recovered and paid to the Mortgagee, and the Mortgagee shall be entitled to receive the proceeds of the sale of the mortgaged premises, and the Mortgagee shall be entitled to receive the proceeds of the sale of the mortgaged premises, and the Mortgagee shall be entitled to receive the proceeds of the sale of the mortgaged premises.
(6) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If it is the true meaning of this instrument that it the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be null and void, otherwise to remain in full force and effect.
(7) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, successors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
WITNESS the Mortgagee's hand and seal this 14th day of November 1969
James E. Dodenhoff, Jr.
Paul B. Costner, Jr.
Joseph B. Stevens

DEC 3 0 76 W O O T
GREENVILLE CO. S. C.
NOV 19 1969
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