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 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. 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 attending such 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 hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor 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

(8) That the convents the letter contained shall bind, and the benefits and arkentages shall insure to, the respective heirs, escrutors, and demonstrates the supplication of genetics. Witness the Mortaggor's had an affect this supplication of genetics. Witness the Mortaggor's had an affect this supplication of the property of the property of the supplication of the supplication of the property of the supplication of the property of the supplication of the supplica	secured hereby. It is the true meaning of this instrument that of the mortgage, and of the note secured hereby, that then this virtue.	d payable immediately or on demand, at the option of the M ted here under. If the Mortgagor shall fully perform all the terms, condition is mortgage shall be utterly null and void; otherwise to remain	fortgagee, as a part gage or in the note as, and convenants in in full force and
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MARION F. BABB KING MARION F. BABB KING MARION F. BABB KING MOV 2 9 1973 ALTON F. BABB KING Mortgage of Real Estate Mortgage of Mortgages, page CLARENCE E. CLAY Attorney at Law Creenville, S. C. CLARENCE E. CLAY Attorney at Law Creenville, S. C. CLARENCE F. CLAY Attorney at Law Creenville, S. C. CLARENCE F. CLAY Attorney at Law Creenville, S. C. CLARENCE F. CLAY Attorney at Law Creenville, S. C. CREENCE F. CLAY Attorney at Law Creenville, S. C. Creenville, S.	I, the undersigned Not ed wife (wives) of the above named mortgagor(s) respectively examined by me, did declare that she does freely, voluntarily	, did this day appear before me, and each, upon being priva , and without any compulsion, dread or fear of any person of the mortgagee's(s') heirs or successors and assigns, all her	tely and separately n whomsoever, re-
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE NOV 2 9 1973 ALTON F. BABB RECORDED MARION F. BABB KING AMD BETTY CAROL BABB KING Mortgage of Real Estate Mortgage of Movember 19 19 73 at 10:111 Am. record Book 1296 of Mortgages, page Now 12,000.00 CLARENCE E. CLAY Attorney at Law Creenville, S. C. CLARENCE E. CLAY Attorney at Law Creenville, S. C. CLARENCE E. CLAY Attorney at Law Creenville, S. C. Dunklin, Tp. Amuse	GIVEN under my hand and seal this 23 May of November 19 73		King
MARION H. KING AND BETTY CAROL BABB KING MOTTGAGE OF Real Estate Mortgage of Real Estate Mortgage of November hereby certify that the within Mortgage has hereby cording the within Mortgage has hereby cordinated hereby cordinated hereby cordinated her	My commission expires: Q_{-}) $1-97$	1/22e	72
	y certify that the within Mortgage has 9th day of November at 10:41 A. recorde 1296 of Mortgages, page day r of Mesne Conveyance GreenvilleC CLARENCE E. CLAY Attorney at Law Greenville, S. C. O.00 Acres, Holliday Dam Rd n.Tp. daturnes	KING AND OL BABB TO BABB of Real	STATE COUNTY