WITNESS the Mortgagor's hand seal this_

SIGNED, sealed and delivered in the presence of:

91) aryanne Makathe

20 1425 451 721

(SEAL)

35、食品的特數

(1) That this mortgage shall secure the Mortgagee for such forther sams as may be advanced hereafter, at the 0, from of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes purposes purpose pu

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property in sured as more to 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 intergage debt, or in such amounts as may be required by the Mortgagee, and incompanies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have arrested 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 be reby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurince company concerned to make pay, and 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 require 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 promises 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 owing by the Mortgager 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 attorney 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

/HAMMOND/

February

		WILLIAM F. CASE	(SEAL)
July K. K.		Mill Holan	(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF Greenville	anneared the undersigned	PROBATE witness and made oath that (s)he saw the within	
nd as its act and deed deliver the within written instru	ment and that (s)he, with the	ne other witness subscribed above witnessed the ex	ecution thereof.
otary Public for South Carolina. Ty Commission Expires 12/16/80	. 19 78 (SEAL)	M) Myann Mha	ey
TATE OF SOUTH CAROLINA		RENUNCIATION OF DOWER	
OUNTY OF Greenville	•		
the above named mortgagor(s) respectively, did this pes freely, voluntarily, and without any compulsion, and the mortgagee's(s') heirs or successors and assigns ithin mentioned and released. EVEN under my hand and seal this 10th day of March 19	, dread or fear of any persons, all her interest and estate	on whomsoever, renounce, release and forever reling , and all her right and claim of downs of, in and to	equish unto the mortgagee(s)
	/16/80 RECORDED	47.02, 24.7	26697
I hereby certify that the within Mortgage has been this 13th day ofMarch	CONSTRUCTION LOAN MORTGAGE OF REAL ESTATE	rank P. Hammond and illiam F. Case TO CNB Mortgage South, Inc. O. Box 10068 reenville, S. C. 29603	MAR 1 3 1978 STATE OF SOUTH CAROLINA COUNTY OF