3 t

THE PROPERTY OF THE PARTY OF TH

The Merigager further cevenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur that sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the cevenants herein. This mortgage shall also secure the Mortgages for any further toans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages under a sharping movided in writing. unless otherwise provided in writing.
- (2) That it will keep the improvements new 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 imprevements now existing or hereafter erected in good repair, and, in the case of a construction feen, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 faxes, 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 faws 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 cellect the reats, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager 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 cevenants of this mortgage, or of the note secured hereby, then, at the eption of the Mortgagee, all sums then owing by the Moragogorte the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Shelld any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any put 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 held 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 helrs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

April

WITNESS the Mertgager's hand and seal this 1St day SIGNED, sealed and delivered in the presence of:	April 19 82.	
Taggy C. Brygon	John L. Stratton Or (SEAL)	
Allor GOT	margaret Q Stratton (SEAL)	
	MARGARET A. STRATTON (SEAL)	:
	,	
	(SEAL)	
STATE OF SOUTH CAROLINA	PROBATE	,
COUNTY OF GREENVILLE		:
Personally appeared the gagor sign, seal and as its act and deed daliver the within we witnessed the execution thereof.	undersigned witness and made oath that (s)hip saw the within named r ert- ritten instrument and that (s)he, with the other witness subscribed above	
SWORN 1 States me this 1 st seles April	19 82.	
MANUAL SEAU	Nancy C. Brypon	
My Commission Expires:	8	
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER	
COUNTY OF GREENVILLE	REMODELLA OF DOWER	
signed wife (wives) of the above named mortgagor(s) respects arately examined by me, did declare that she does freely, vo aver, renounce, release and forever relinquish unto the mortq	Public, de hereby certify unto all whom it may cencers, that the underively, did this day appear before me, and each, upon being privately and sepoluntarity, and without any computation, dread or fear of any person whomso-pages(s) and the mortgages(s(s')) heirs or successors and assigns, all her intend to all and singular the premises within mentioned and released.	
GIVEN under my hand and seal this		
1st days April 1982.	MARCAGET A. STRATTON	
Retary Public for South Carolina.		
My Commission Expires: /- 3	00400	ا
Mortgage of Real Estate A pril 10:48 A.M. recorded in Book 1568 of Mortgages, page 436 A. No. 1568 of Mortgages, page 43	TATE COUNTY TOWN MARGA	**************************************
Estate 1568 1568 17.82 1	bb 29662	80 20