The Mortgagor further convenants 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 purpose pursuant to the covenants herein. This Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purpose pursuant to the covenants herein. This Mortgage shall also secure the Mortgage for any further loans, 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 facehereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.

大型大学的工作,这一个人们的工作的工作,我们是不是有一个人们的工作,我们就是有一个人们的工作,我们们们的工作,我们们们们的工作,他们们们们们们们们的工作,我们们

- (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 accaptable to it, and that all such polices and renewals thereof shall be held by 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 Boan, that it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at is 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 Empositions 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 fegal 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 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 lin 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 Mortgage 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 of the Mortgagor shall fullly 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
- 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
- (9) Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for In this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such oth er address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated
- (10) If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security intrest for household appliances, (c) a transfer by devise, or descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 10, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

 If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 9 hereof.

If Lander exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 9 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may play the sums

WITNESS the Mortgagor's hand and seal this	18th day of	March	19	82	
Signed, sealed and delivered in the presence of: Mary M. Meses		Ray D. M. Jenette	Tompson L. They	(SEAL)	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE			
gagor sign, seal and as its act and deed deliver the wit nessed the execution thereof. SWORN to before me this 18 thosy of Marc	hin written Instrum	d witness and made oa nent and that (s)he, with 19 82	th that (s) he saw to the other witness.	ne within mamed mort- s subscribed above wit-	
STATE OF SOUTH CAROLINA					
COUNTY OF		RENUNCIATION OF DOWER			
I, the undersigned N wife (wives) of the above named mortgagor(s) respect examined by me, did declare that she does freely, v renounce, release and forever relinquish unto the morestate, and all her right and claims of dower of, in and to	ively, did this day orunizatily, and wit igagee(s) and the m	hout any complusion, nortgagee's (s') heirs or	each, upon being p dread or fear of ar successors and assi	rivately articl separately by person withomsoever,	
GIVEN under my hand and seal this			0		
18th day of March 1982	<u></u>		- Jeanete	t L: Shengou	
My Commission Expires: 8-9-87 RECORDER			07 F.M.	23749	
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