4.00

The Mortgagar further covenants and agrees as follows:

- (1) That this mortgage shall secure the Martgagee for such further sums as may be advanced hereafter, at the option of the Martgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This martgage shall also secure the Martgagee for any further loons, advances, readvances or credits that may be made hereafter to the Martgagee salong as the total indebtedness thus secured does not exceed the original amount shown on the face hereaf. All sums so advanced shall bear interest at the same rate as the martgage debt and shall be payable on demand of the Martgagee 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 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 Martgagee, 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 awing on the Mortgage debt, whether due or not.
- (3) That is 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 mortgagee 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 passession 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 martgage, or of the note secured hereby, then, at the aption of the Martgagee, all sums then owing by the Martgagor to the Martgagee shall become immediately due and payable, and this martgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this martgage, or should the Martgagee become a party of any suit involving this Martgage 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 other rise, all costs and expenses incurred by the Martgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or an demand, at the option of the Martgagee, 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 face and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall invite to, the respective herrs, execute odministrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the sin lar, and the use of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this	
Cindi Callaham	J.T. Burnside (SEAL)
Frobin L. Canant	(SEAL)
	(SEAL)
	(SEAL)
COUNTY OF COUNTY OF COUNTY OF	PROBATE
	peored the undersigned witness and made outh that (s) he saw the within named of thin written instrument and that (s) he, with the other witness subscribed above (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF COUNTY OF	RENUNCIATION OF DOWER 711

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife(wives) of the above named mortgagor(s), respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, valuntarily, and without any compulsion, dread or fear of any person whom so over, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

Notary Public for South Carolina.

RECORDED APR 2 6 1982 at 10:00 A.M. 10 0 \$2,876.43 3.63 Acres Conestee rtga :00 Mesne Conveyance Greenville 750 the within Morigage has been this 26th M. recorded in Real Estate . 120 04 19 82

COUNTY OF CHUMICER Succession South South South

APR 26 1982

23792

× 237892

4328 RV-24

· 对电影的被源于安全的自然中央