The Mortgagor further covenants and agrees as follows: The Mortgagor militar coverance and operation of the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(1) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(1) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(1) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(1) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(2) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(3) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga
(4) That this multipage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee for such as the option of the Mortgagee for such gee, for the payment of titles, insurance promiums, public assessments, repairs or other purposes pursuant to the covenants herein. This margage shall also secure the Mortgage for any further loans, edvances, 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 tear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing. provines 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 attent of the balance owing on the Mortgage debt, whether due or not. 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 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 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 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 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 hereimder. (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 convenants 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 (8) That the covenants herein contained shall blind, and the Lenelits 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 day of August 1983. WITNESS the Mortgagor's hand and seal this 11th ONE THIRTY FIVE SOUTH MAIN STREET SIGNED, sealed and delivered in the presence of ASSOCIATES, A GEORGIA LIMITED (SEAL) PARTNERSHIP JSEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally opered the understand witness and made oath that a he saw the within named mortgagods) sign, seal and as the marricague's fact and deed, deliver the within written Marriage, and that a he with the other witness subsembed above, witnessed the execution mercol.

SWORK to the foreign the 11th day of August .1983. Kath H. Rulling Notary Public Lie South Carolina

My commission espires: 1/17/90.

STATE OF SOUTH CAROLINA COUNTY OF

SLM: "CINION OF DOMES

I, the undersigned Noticy Public, do hereby certify unto all when it may concern, that the undersigned wife outers of the above named mortgagies respectively, did this day appear before me, and each, upon being privately and separately examined to me, did doubte that the does freely, voluntaries, and without any compulsion, dread or fear of any person whomsoever, remainded, release and forever re-inquish unto the mortgagers and the mergageries) heirs or successors and assigns, all her interest and estate, and all her eight and claim of shower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

Notary Public for South Carolina Recorded August 12, 1983 at 12:05 P.M. My commission espires:

5127

LAW OFFICES OF LATHAN.

SMITH & BARBARE, PA

#50 Wade Hampton Boulevard
Greenville, South Carolina 20000

\$68,120.00

Lot cor. S. Main & East
Court Str.

Mortgage of Real Estate

I hereby certify that the within Mortgage has large
thin 12 day of August
thin 83 at 12:05

1 M recorded in
1620 of Mortgages, page 785

W No

Wester of Mesor Conveyance Greenwill County

ORTH GREENVILLE COLLEGE

ONE THIRTY FIVE SOUTH MAIN STREET ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP

STATE OF SOUTH CAROLINA

75:27

J

Service Constitution of the Constitution of th

es la companya de la

÷1