Margaret B. Buyan

The Mortgager further covenants and agrees as follows: .

GIVEN under my hand and seal this

Notary Public for South Carolina.

1965

(SEAL)

Recorded August 16, 1965 at 9:30 A. M. #5273

JEN

18th dever August

- (1) That this mortgage shall secure the Mertgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuent to the covenants herein. This mortgage shall also secure the Mortgages for any further leans, advances; readvances or credits that may be made hereafter to the Mortgages so long as the total indebtedness thus secured does not exceed the original amount chewn on the face hereof. 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.
- (2) That it will keep the improvements now existing or hereafter eracted on the mortgaged property insured as may be required from time to time by the Mortgageo against loss by fire and any other hazards specified by Mortgageo, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgageo, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgageo, and have attached thereto loss payable clauses in lavor of, and in form acceptable to the Mortgageo, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgageo 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 Mortgageo, to the extent of the balance owing an the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter crected in good repair, and, in the case of a construction identified it will continue construction until completion without interruption, and should it fall to do so, the Mortgages may, at its extingual enter upon said premises, make whetever 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 etherwise, 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 this instrument, and after adducting 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 Moragagor 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 coverants 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

| WITNESS the Mortgagor's hand and seal this $13th$ SIGNED, sealed and delivered in the presence ef: | day of August 19  | 65.                                   |
|--|---|---------------------------------------|
| Dera & Burnt<br>Jack Shongson  | Mayant.   | B. Bugant (SEAL)                      |
|  |   | (SEAL)                                |
| COUNTY OF Greenville  Personally appears   | PROBATE  d the undersigned witness and made oath  | that (s)he saw the within named most. |
| gagor sign, seel and as its act and deed deliver the wit witnessed the execution thereof.          | in written instrument and that (s)he, with  | the other witness subscribed above    |
| SWORN to before me this 13th day of August  Notacy Public for South Carolina. (SEA                 | 1965.<br>L) <u>Ven E R</u>  | met                                   |
| STATE OF SOUTH CAROLINA  COUNTY OF Greenville  | RENUNCIATION OF DOWER   |                                       |
| signed with (wives) of the above named mortgagor(s) re   | otary Public, do hereby certify unto all w<br>spectively, did this day appear before me, a<br>ly, voluntarily, and without any compulsion | hom it may concern, that the under-   |