- (1) That this mortgage shall secure the Mortgagoe for such further sums as may be advanced hereafter, at the option of the Mort-(1) That this morrisgie shall secure the morrisgies for such our ther sums as may be advanced hereafter, at the option of the Morrisgies, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants hereio. This morrisgies shall also secure the Morrisgies or any further loans, advances, readvances or credits that may be made hereafter to the Morrisgies to the Morrisgies to long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the morrisgies debt and shall be payable on demand of the Morrisgies.
- (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 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 mortgage dobt, or in tern amounts as may be required by the mortgage, and in compenies acceptation to it, and that all open policies and renewals thereof shall be held by the Mortgage, and have attached thereof losts applied clauses in eart, 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 Mortgage 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 Mortgages, 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 heresiter created in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall to do so, the Morigage 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 dobt.
- (4) That it will pay, when duo, 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.
- (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 mortgaged and after deducting all charges and expenses attending such praceeding and the execution of its trust as receiver, shall apply
- 8 nd rt.
- te υĬΙ

the residue of the rents, issues and profits tow	ward the payment of the debt secured hereby.
this mortgage may be foreclosed. Should any le gagee become a party of any suit involving this or any part thereof be placed in the hands of an the Mortgagee, and a reasonable attorney's fee.	terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, a np by the Moragagor to the Mortgages shall become immediately due and payable, and gagl proceedings be instituted for the foreclours of this mortgage, or should the Mort a Mortgage or the little to the premises described herein, or should the dabt secured hereby y atternay at law for collection by suit or otherwise, all costs and expenses incurred by shall thereupon become due and payable immediately or on demand, at the option of this , and may be recovered and collected hereunder.
	by the premises above conveyed until there is a default under this mortgage or in the not natrument that if the Mortgagor shall fully perform all the terms, conditions, and cove nereby, that then this mortgage shall be ulterly null and vold; otherwise to remain in ful
(8) That the covenents herein contained si administrators, successors and assigns, of the pa and the use of any gender shall be applicable to	hall bind, and the benefits and advantages shall inure to, the respective helrs, executors stiles hereto. Whenever used, the singular shall included the plural, the plural the singular, all genders,
WITNESS the Mortgagor's hand and seal this SIGNED, scaled and delivered in the presence of	18th day of July 1969.
•	Daroth of Derry
7 11/11-11 el	Dorothy J. Beiner (SEAL)
Deller & Buckey	(SEAL)
DULCTURE DY MUCKELLE	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE \	
Personally gagor sign, seal and as its act and deed deliver witnessed the execution thereof.	appeared the undersigned witness and made oath that (s)he saw the within named n orther within written instrument and that (s)he, with the other witness subscribed above
SWORN to before me this 18th day of July	19 69.
Full With Id	(SPAI) Delhis & Punker
My commission expires: Januar	v l. 1971.
	NOT APPLICABLE_WOMAN GRANTOR
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF	A PASSET
signed wite (wites) of the spore itsined intitles	igned Notary Public, do heraby certify unto all whom it may concern, that the under- por(s) respectively, did this day appear before me, and each, upon being privately and sep- loss freely, voluntarily, and without any computation.

every renounce, release and forever relinquish unto the mortgages(s) and the mortgages(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.

SIVEN	under	my ha	nd and	eas!	· hl

day of

19

(SEAL)

Notary Public for South Carolina.

Recorded July 23, 1969 at 4:25 P. M., #1825.