The Mortgagor turther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown 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 Mortgagee 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 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Morigagee 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 mortgager 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 hereunder.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, admit the presence of parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of a gender shall be applicable to all genders.  WITNESS the Myttaggor's hand and seal this SGNED, scaleshord delivered in the presence of:  WITNESS the Myttaggor's hand and seal this SGNED, scaleshord delivered in the presence of:  WITNESS the Myttaggor's hand and seal this SGNED, scaleshord delivered in the presence of:  WITNESS the Myttaggor's hand and seal this SGNED, scaleshord delivered in the presence of:  WITNESS the Myttaggor's hand and seal this SGNED, scaleshord delivered in the presence of:  WITNESS the Myttaggor's hand and seal this SGNED Adaptive to the singular than the singular, and the use of a contract the singular than the singular than the singular, and the use of a contract that the plural the singular, and the use of a contract that the singular than the singular than the understaged winess and made call that (s) he saw the within named mortgage is and and as its not and call and as its not and call and singular the within mamed mortgaged winess and made call that (s) he, with the other withher subscribed above withen seal that the other within subscribed above withen the mortgage of the singular than the subscribed and call this day appear before me, and each, upon being privately and separately examined be me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for dower of, in and to all and singular the premises within mentioned and released.  (SEAL)	hereby. It is the true meaning of this instrument that if the Mo and of the note secured hereby, that then this mortgage shall be	above conve ortgagor shall e utterly null	yed until there is a c I fully perform all the I and void; otherwise	leiault under this terms, conditions to remain in full	mortgage or in and covenants of force and virtue.	the note secure of the mortgage
SCONED, sealshydd delivered in the presence of:    Control of Green   Control of Green	(8) That the covenants herein contained shall bind, and trators, successors and assigns, of the parties hereio. Whenever					
As Trustees of the Calvary Baptist Church  STATE OF SOUTH-CAROLINA  COUNTY OF GREENVILLE  Personally appeared the understance witness and made onto that (s) he saw the within named mortgage sign, sail and as ity act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution digitation before me this \$2.8" day of August 19.70.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the understanced Notary Public, do hereby certify unto all whom it may concern, that the undersigned witness of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately cannined be me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever reliangish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this	WITNESS the Mortgagor's hand and scal this SIGNED, scaled and delivered in the presence of:	day of	August	19 70	•	
As Trustees of the Calvary Baptist Church  STATE OF SOUTH-CAROLINA  COUNTY OF GREENVILLE  Personally appeared the understance witness and made onto that (s)he saw the within named mortgage sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution deliver.  SWORN to before me this \$28" day of August 19 70.  MANY OF SOUTH CAROLINA  COUNTY OF  It the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned will not be the above named mortgage (s) respectively, did this day appear before me, and each, upon being privately and separately examined be not, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgage (s) and the mortgage (s') heirs or successors and assigns, all her interest and estate, and all her right and clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  (SEAL)	I amose les		Will	re w	Buoo	(SEAL)
As Trustees of the Calvary Baptist Church  STATE OF SOUTH-CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgage sign sail and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution theorem.  SWORN to before me this 28" day of August 19 70.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned will not be not going privately and separately examined be not, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and estate, and all her right and clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of 19  (SEAL)	Daris W. Niglei	,	Lewes	Mach	slee.	(SEAL)
STATE OF SOUTH-CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgag sign, sad and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the exection thereof.  SWORN to before me this \$2.8\times\$ day of August 19 70.  STATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wifted witness of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined be me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of 19			- Kudolph	Heather	1	(SEAL)
Personally appeared the understaned witness and made onth that (s)he saw the within named mortgag sign, sedl and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this \$8" day of August 19 70.  Notary Public for South Carolina  NOT NECESSARY  RENUNCIATION OF DOWER  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined be me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever 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 clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  (SEAL)		As	Trustees of t	he Calvary	Baptist Chu	rch (SEAL)
SWORN to before me this 28 m day of August 19 70.  Notary Public for South Carolina  NOT NECESSARY  RENUNCIATION OF DOWER  (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined b me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever relinquish unto the mortgagee(s) and the mortgagee's(s') heir or successors and assigns, all her interest and estate, and all her right and clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of 19  (SEAL)	COUNTY OF GREENVILLE	o undersigne	nd witness and made	noth that (e)ha a	aw the within na	amed mortgago
COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wif (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined being did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for ever 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.  GIVEN under my hand and seal this  day of  (SEAL)	SWORN to before me this 28" day of August		''	am Om	æel	2001
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wif (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined home, did declare that she does freely, voluntarily, and voluntarily, and clear of ear of any person whomsoever, renounce, release and for ever 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 clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of  (SEAL)	STATE OF SOUTH CAROLINA	•	NOT NECESSARY			0
(wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined being me, did declare that she does freely, voluntarily, and voluntarily, and person whomsoover, renounce, release and for ever relinquish unto the mortgagee(s) and the mortgagee(s') heirs or successors and assigns, all her interest and estate, and all her right and clair of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hand and seal this  day of  (SEAL)	COUNTY OF		RENUNCIATION (	OF DOWER -		
day of 19(SEAL)	(wives) or the above named mortgagor(s) respectively, did this me, did declare that she does freely, voluntarily, and without an ever relinquish unto the mortgagee(s) and the mortgagee(s') he	day appear y compulsion irs or success	before me, and each, , dread or fear of an ors and assigns, all he	upon being priva	tely and separatel	ly examined by
(SEAL)				<b>D</b>		
(SEAL)	day of 19 .			· · · · · · · · · · · · · · · · · · ·	<u> </u>	· .
Note to Deliver for County County	Notary Public for South Carolina. (SE	:A1.)		·		·

A comment