19 78-

(SEAL)

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WIINESS the Mortgagor's hand and seal this 18th

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SIGNED, sealed and delivered in the presence of:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be absanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shows on the face hereof. All sums so advanced shall hear interest as 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 bereafter erected on the meetgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other bazards specified by the 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 then to less gayable 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 kan, 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 such construction to the mortgage debt.
- (4) That it will pay, when due, all trees, public assessments, and other governmental or municipal charges, lines or impositions against the mertgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mertgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortagged 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 mortagged premises, with full authority to take possession of the mortagged 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, issue 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 bereby, then, at the option of the Mortgager, all sums then owing by the Mortgager to the Mortgager shall become immediately due and payable, and this mortgage may be fore-closed. 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 berein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney 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 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 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 herein. 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

July

CYNTHIA F.

PROBATE  Personally appeared the undersigned witness and made oath that (s)be, saw the within named mort- por sign, seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above passed the execution thereof.  ORN to before me this 18 Eth day of July  19 78.  (SEAL)  SETY O. GROSS, JR. 2/28/83  REVERING A FROM CONTROLLE  I, the undersigned Notary Public, do bereby certify unto all shorn it may concern, that the under- most wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and warrately examined by me, did deduce that she does freely, soluntarily, and without any completion, dread or fear of any person someosers, remounce, release and foreer reliquish and the mortgage (s) and the mortgage (s) heirs or successors and assigns consistency and and estate, and all her right and claim of dower of, in and to all and singular the premises within nondroad and re  VEN under my hand and seal this  Eth day of July  19 78.  CYNTHIA F. GILLILAND  STATE  CYNTHIA F. GILLILAND  CORRESS, JR. 2/28/83  RECORDED JUL 19 1978 1; 222 P.M.  CORRESS, JR. 2/28/83  RECORDED JUL 19 1978 1; 222 P.M.  CORRESS, JR. 2/28/83  RECORDED JUL 19 1978 1; 222 P.M.  CORRESS IN THE CORRESS				(SEAL)
Personally appeared the undersigned witness and made oath that (s) he, saw the within named mortor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above nessed the execution thereof.  ORN to before me this 18 th day of July 19 78.  CATE OF South Carolina.  ATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and consocyer, renoance, release and forever relinquish unto the mortgagoe(s) and the mortgagoe(s) heirs or successors and assigns, ther interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and resect.  WEN under my hand and seal this 19 78.  CYNTHIA F. GILLILAND  OTHER OF SOUTH CAROLINA  RECORDED JUL 19 1978 1:22 P.M.  2026		}	PROBATE	
or sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above sessed the execution thereof.  ORN to before me this 18 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 78.  ORN to before me this 19 th day of July 19 19 19 19 19 19 19 19 19 19 19 19 19	ATY OF GREENVILLE	]		
It he undersigned Notary Public, do hereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and variately examined by me, did declare that she does freely, voluntarily, and without any composition, dread or fear of any person her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and resed.  WEN under my hand and seal this th day of July 1978.  (SEAL)  Others Public for South Carolina.  (SEAL)  Others Public for South Carolina.  (SEAL)  (SEAL)	sign, seal and as its act and de	isonally appeared the undersigned will deliver the within written instrum	itness and made oath that (s)he, saw tent and that (s)he, with the other with	he within named mort- tness subscribed above
tary Public for South Carolina.  ATE OF SOUTH CAROLINA  UNITY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sorrately examined by me, did derdure that she does freely, voluntarily, and without any composition, dread or fear of any person hornsoever, renonnee, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and resect.  WEN under my hand and seal this it has done from the mortgage (s) and the mortgage's within mentioned and resect.  (SEAL)  Other Public for South Carolina.  (SEAL)  Other Public for South Carolina.  (SEAL)	RN to before me this 18th	day of July 197	8-	_
BEVERLY E. REEVES  ATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and parately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person comsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and research.  WEN under my hand and seal this  It has day of July 1978.  (SEAL)  Otary Public for South Carolina.  (SEAL)  (SEAL)  (SEAL)  1978 1978 1978 1978 1978 1978 1978 1978	12 B for	1		
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I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and parately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person comsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, ther interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and research.  WEN under my hand and seal this the day of July 1978.  (SEAL)  Octary Public for South Carolina.  (SEAL)  OCTATHIA F. GILLILAND  CYNTHIA F. GILLILAND  CYNTHIA F. GILLILAND		1	BEVERLY_E./REEVES	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undermed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and near the examined by me, did dethre that she does freely, voluntarily, and without any compulsion, dread or fear of any person homsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and research day of July  19 78.  CYNTHIA F. GILLILAND  Otary Public for South Carolina.  ETY O. GROSS, JR. 2/28/83 RECORDED JUL 19 1978 4:22 P.M.  2026		R	ENUNCIATION OF GOWER	
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