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the Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants 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 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 bereafter erected on the mortgaged property i sured as may be required from time to time by the Mortgagee against loss by fine 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 consensed 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 improve yets now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until courf non-walkent 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. 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 Mortgagor 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 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 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.

WITNESS the Mortgagor's h		7th day of	September 19	78.	
Sandra H	er oa		William E. H Junda M. Huc	ucks Thele	(SEAL) (SEAL) (SEAL)
STATE OF SOUTH CARO COUNTY OF GREEN sign, seal and as its act and tion thereof. SWORN to before up this	Personally a	appeared the undersignate written instrument and competends are presented to the undersignation of the undersi	PROBATE ed witness and made oath that that (s)he, with the other witnes	s subscribed above	witnessed the execu-
Fotary Public 16 Solutions My Commission	when	(SEAL) L5-78	_&andr	0 H. B	rrbroy
STATE OF SOUTH CARO COUNTY OF GREEN	(RENUNCIATION OF DOW	ER	
did declare that the doc	I mortgagor(s) respectives freely, voluntarily, and	ely, did this day appea without any compulsion agee's(s') heirs or succe	hereby certify unto all whom it r before me, and each, upon bei on, dread or fear of any person ssors and assigns, all her interest released.	ng privately and seg whomsoever, renous	parately examined by nce, release and for-
GIVEN under my hand and	seal this		Lind	m	rdon
trull &	ember 1978	(SEAL.)	Line	la M. Huck	S
- 3	Expires: 1-	15-85 RECORDED SE	P 8 1978 at 4:10	P.M. 7	1834 B
LAW OFFICES OF SO, 749.10 Lot 437 Agowood Dr. New Attroped Dr.	4 4 gaster	Mortgage of Real Estate I hereby certify that the within Mortgage has been this.	Southern Bank Trust Company P.O. Box 1329 Greenville, S.	William E. Huck Linda M. Hucks	EY, TETHING FLYRGOLX SWITH & BILGOLD STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE