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The Mortgagor further covenants and agrees as follows:

1. That it will pay to the Lender or the Mortgagor for such further sum as may be advanced by Lender, at the option of the Mortgagor, for the payment of taxes, assessments, public assessments, repairs or other charges incident to the property mortgaged, which sum the Mortgagor shall allow to the Mortgagor to have further loans advanced, reckoning on interest that may be then accrued to the date of the advance, and that the same shall not exceed the original amount of the principal sum advanced. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor 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 Mortgagor's agent, and to the amount not less than the amount of liability, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and insurance shall be held by the Mortgagor, and have attached thereto has payable claims in favor of it, and in full, except for the Mortgagor, and that it will pay all premiums thereon when due, and that it does hereby agree to the Mortgagor the payment of any premium so paid by the Mortgagor and the holder, and that each insurance company so named to make payment to the Mortgagor to the extent of the balance due on the Mortgage debt, whether due or not.
3. That it will keep the improvements now existing or hereafter erected in good repair, and in the case of any damage or destruction, will cause prompt repair or replacement without interruption, and should it fail to do so, the Mortgagor shall be liable for the cost of such repairs, make whatever arrangements necessary, including the compilation of new insurance, with such insurance companies as may be required, and that it will pay all expenses thereon to the mortgage debt.
4. That it will pay, when due, all taxes, public assessments, and other governmental or quasi-governmental charges against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations so prescribed.
5. That it holds over all rents, issues and profits of the mortgaged premises from and after the date hereof, subject to all legal processes, and to the right of the Mortgagor, any holder having title by virtue of such processes, to enter upon and take possession of the mortgaged premises, and to collect all rents, issues and profits therefrom, including a reasonable charge for the use of the same in the event such premises are let, and that in the event of such collection, shall apply the same to the payment of the debts hereunder.
6. That it shall not alienate, sell, exchange, or convey any of the rights or title of the property held by them, at the option of the Mortgagor, and that if any such alienation, sale, exchange or conveyance be instituted by the Mortgagor, or the holder of the title, or by any other person, then the Mortgagor shall be liable for the costs and expenses of such action, and that the Mortgagor shall be liable for all costs and expenses of the defense of any suit or proceeding brought against the Mortgagor, or the holder of the title, or by any other person, in respect of any such alienation, sale, exchange or conveyance.
7. That the Mortgagor shall not alienate, sell, exchange, or convey any of the rights or title of the property held by them, at the option of the Mortgagor, and that if any such alienation, sale, exchange or conveyance be instituted by the Mortgagor, or the holder of the title, or by any other person, then the Mortgagor shall be liable for the costs and expenses of such action, and that the Mortgagor shall be liable for all costs and expenses of the defense of any suit or proceeding brought against the Mortgagor, or the holder of the title, or by any other person, in respect of any such alienation, sale, exchange or conveyance.
8. That the covenants contained in this instrument, and the benefits and advantages shall run 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 word gender shall be supplied accordingly.

WITNESS the day and year above written 12th day of January 1979

SIGNED and acknowledged before me,

James C. Mosley, Jr.

James W. Bunn

SEAL

James W. Bunn

SEAL

K. Sue Bunn

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

I, the undersigned Notary Public, do hereby certify, upon my honor, that I saw the within named testator, James C. Mosley, sign and affix his mark to the foregoing instrument, and that he was then of sound mind and of the age of majority.

SWORN to before me on the 12th day of January 1979

James C. Mosley, Jr.

RENUNCIATION OF POWER

I, the undersigned Notary Public, do hereby certify, upon my honor, that the within named testator, James C. Mosley, sign and affix his mark to the foregoing instrument, and that he was then of sound mind and of the age of majority.

GIVEN under my hand and seal,

12th day of January 1979
James C. Mosley, Jr.

Notary Public

RECORDED JAN 12 1979 at 11:18 A.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES W. BUNN and
K. SUE BUNN

TO

COMMUNITY BANK

Mortgage of Real Estate

I declare under penalty of perjury that the within Mortgage has been

12th day of January
1979 11:18 A.M. REC'D.
1455 REC'D. NOV 25

JAMES C. MOSELEY, JR.
ATTORNEY AT LAW

Object 77 Spring Hill Rd.
Holly Tree Plantation

REC'D 6237