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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so by the Mortgagee shall have interest at the same mit as the mortgage debt and shall be revealed on demand of the Mortgagee. 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 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

(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

| WILVESS the Mortgagor's hand and the | the payment of the debt secured hereby. (6) That if there is a default in any of the terms, conception of the Mortgagee, all sums then owing by the Mortgage may be foreclosed. Should any legal proceeding a party of any suit involving this Mortgage or the title thereof be placed in the hands of any attorney at law found a reasonable attorney's fee, shall thereupon become do the debt secured hereby, and may be recovered and (7) That the Mortgagor shall hold and enjoy the secured hereby. It is the true meaning of this instrument of the mortgage, and of the note secured hereby, that the virtue. (8) That the covenants herein contained shall bind, ministrators successors and assigns, of the parties heretouse of any gender shall be applicable to all genders. | is be instituted for the premises of collection by some collection by some collected here un premises above that if the Moren this mortgage, and the benefit. Whenever used | or the foreclosure of lescribed herein, of uit or otherwise, a simmediately or on oder. conveyed until the gagor shall fully possible the shall be utterly not the shall b | of this mortgage, or should the del ll costs and expedemand, at the ore is a default urperform all the tall and void; other whall inverse to the | or should the of secured has incurred ption of the lader this more erms, conditionable to remember the respective al, the plural | e Mortgagee become ereby or any part of the Mortgagee, Mortgagee, as a part of tgage or in the note ions, and convenants iain in full force and only beirs, executors, ad- |
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| STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made cath that (6)the saw the within named mort- segor sign, seal and as its act and deed deliver the within written instrument and that (6)the, with the other witness subscribed above wit- nessed the execution thereof. SWORN to before me this Physical Agents (SEAL) Notary Public for South Carolina. My Commission Expires: 9/30/80 STATE OF SOUTH CAROLINA (CORPORATE MORTGAGOR) RENUNCIATION OF DOWER COUNTY OF d wife (wives) of the above named mortgagored respectively, did this day appear before me, and each, upon being privately and separately required by me, did declare that the undersigned Notary Public, do breaby certify unto all whom it may concern, that the undersigned ed wife (wives) of the above named mortgagored respectively, did this day appear before me, and each, upon being privately and separately required by me, did declare that the undersigned Notary Public, do breaby certify unto all whom it may concern, that the undersigned ed wife (wives) of the above named mortgagored respectively, did this day appear before me, and each, upon being privately and separately required that the undersigned Notary Public, do breaby certify unto all whom it may concern, that the undersigned awite (wives) of the above named mortgagored proportionally, and without any compulsion, dead or fear of any person whomsoever, re- reasoning the right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my band and seal this day of 19 Notary Public for South Carolina. My commission expires: RECORDED MAY 2.8 1979 at 1:58 P.M. 3.12.79 SAMORITATION OF DOWER COUNTY OF THE SAMORITATION OF DOWER AND THE SAMORITATION OF DOWER ON | WITNESS the Mortgagor's hand and seal this 25th | N | | | | • |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made coth that (s)he saw the within named mort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above wit- nested the execution thereof. AWORN to before me this production of the same of the state of the same of the state of the same of | Harmet Steller | | HAWKINS EN | TERPRISES | INC. | - |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned winess and made onth that (6)he saw the within named mort- gagor sign, seal and as its act and deed deliver the within written instrument and that (6)he, with the other witness subscribed above wit- nessed the execution thereof. SWODN-to before me this 278 have been supported by the same of the subscribed above wit- Notary Public for South Carolina. (CORPORATE MORTGACOR) RENUNCIATION OF DOWER COUNTY OF 1, the undersigned Notary Public, do breeby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare than the sheet made and the state and dorders 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 Notary Public for South Carolina. My commission expites: RECORDED MAY 2 8 1979 at 1:58 P.M. 3.12.79 RECORDED MAY 2 8 1979 at 1:58 P.M. 3.12.79 STATE RECORDED MAY 2 8 1979 at 1:58 P.M. 3.12.79 STATE RECORDED MAY 2 8 1979 at 1:58 P.M. 3.12.79 STATE STATE | (Oliva B. T) street | | By: ///// | y flor | · | • |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortnessed the execution thereof. SWORD to before me this SPD day (SEAL) Notary Public for South Carolina. My Commission of Expires: 9/30/80 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom: it may concern, that the undersigned wife (wives) of the above named mortagoof(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, resumined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortagaee(s) and the mortagee(s) an | | | | | | |
| Personally appeared the undersigned winess and made oath that (s)he saw the within named mort- gagor sign, seal and as its act and deed decliver the within written instrument and that (s)he, with the other winess subscribed above wit- nessed the execution thereof. WORNLIO before me this 180 day of 19 79. Notary Public for South Carolina. My Commission Expires: 9/30/80 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- ed wife (wives) of the above named mentgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the dos freely, voluntarily, and without any compulsion, dear of fear of any person whomsower, re- remounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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 19 Notary Public for South Carolina. My commission expires: RECORDED MAY 28 1979 at 1:58 P.M. 3.12.79 STATE OF SOUTH CAROLINA COUNTY OF Notary Public for South Carolina. My commission expires: RECORDED MAY 28 1979 at 1:58 P.M. 3.12.79 STATE OF SOUTH CAROLINA COUNTY OF STATE OF SOUTH CAROLINA ON THE Undersigned Notary Public for South Carolina. My commission expires: RECORDED MAY 28 1979 at 1:58 P.M. 3.12.79 STATE OF SOUTH CAROLINA ON THE COUNTY OF COUNTY | | | | : | - | ;3EAL! |
| Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above wit- nessed the execution thereof. NORMALIO before me this SPD day of the saw the within written instrument and that (s)he, with the other witness subscribed above wit- nessed the execution thereof. NORMALIO before me this SPD day of the saw the within named mort- gagor sign, seal and as its act and deed deliver the writhin written instrument and that (s)he, with the other witness subscribed above wit- nessed the execution thereof. NORMALIO before me this SPD day of the saw the within named mort- gagor sign, seal and as its act and deed deliver the writhin written instrument and that (s)he, with the other witness subscribed above wit- nessed the execution thereof. NORMALIO DAY OF THE SOUTH CAROLINA (CORPORATE MORTGAGOR) RENUNCIATION OF DOWER RENUNCIATION OF DOWER OUNTY OF OUNTY OF OUNTY OF OUNTY OF OUNTY OF OUNTY OF THE SOUTH CAROLINA RECORDED MAY 2 8 1979 At 1:58 P.M. OUNTY OF THE SOUTH CAROLINA OUNTY OF THE SOUTH | | | PROBATE | | • | • |
| Notary Public for South Carolina. My commission expires: RECORDED MAY 28 1979 at 1:58 P.M. RECORDED MAY 28 1979 at 1:58 P.M. As No. 19.87 Public for South Carolina. My commission expires: RECORDED MAY 28 1979 At 1:58 P.M. WILLIAM ELME Register of Mesne Conveyance 19.87 P. 1.58 Register of Mesne Conveyance No. 1.58 Register of Mesne Conveyance No. 1.58 Register of Mesne Conveyance No. 1.58 Register of Mesne Conveyance Register of Mesne Conveyance | ed wife (wives) of the above named mortgagor(s) reseramined by me, did declare that she does freely, vonounce, release and forever relinquish unto the mortgand all her right and claim of dower of, in and to a GIVEN under my hand and seal this | ned Notary Publ pectively, did th duntarily, and w | RENUNCIATIO ic, do hereby certii is day appear befo ithout any compu- | fy unto all whome re me, and each, Ision, dread or f | it may conc upon being p ear of any p d assigns, all | nerson whomspever re- |
| STATE OF SOUTH COUNTY OF GREENV HAWKINS ENTERPR HAWKINS ENTERPR WILLIAM ELME I hereby certify that the with this 28th day of Mortg As No. 1467 of Mortg Register of Mesne Conveyance \$29,740.00 \$29,740.00 \$29,740.00 \$29,740.00 \$29,740.00 | | (SEAI | .) | ***** O O | 1070 | |
| S 1979 H. SAMUEL STITE OF SOUTH STATE OF SOUTH COUNTY OF GREENV HAWKINS ENTERPR HAWKINS ENTERPR WILLIAM ELME I hereby certify that the with this 28th day of May this 28th day of May No. 1467 of Morta As No. 1.58 Book 1467 of Mesne Conveyance Register of Mesne Conveyance \$29.740.00 \$29.740.00 19.87 acres Hwy | Notary Public for South Carolina. My commission expires: | | | | 1979 | 0.3 |
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