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15年14年14年14年18日

## The Mortgagor further 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 Mortgages 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 be grantered at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.

- (2) That it will keep the improvements now existing or hereafter eracted 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 attach if thereto loss payable clauses in fivor of, and in form acceptable to the Mortgagee, and that it will pay held by the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee, to the extent of the balance owing on 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 the Mortgage debt, whether due or not.
- (3) That it will keep all improvements row existing or hereafter arected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall 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 regains or the completion of such construction to the mortgage debt.
- (4) That it will pay, when doe, 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 assured beautiful hereby
- (6) That if there is a default in any of the terms, coorditions, 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 hards 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, hereby. It is the true meaning of this instrument that if the Mortgagor and said otherwise to remain in full force and virtue.

SESS the Mortgagor's hand and seal this ED, sealed and delivered in the presence of:	day of Augus		BO IES, INC.	(SEAL) (SEAL)
				(SEAL)
TE OF SOUTH CAROLINA		PROBATE		
ATE OF SOUTH CAROLINA UNIT OF	110	CIATION OF DOW	ER CC	GAGOR IS A DRPORATION
I, the undersign free) of the above named mortgagor(s) respectively, did declare that she does freely, voluntarily, and or relinquish unto the mortgagee(s) and the mortgag dower of, in and to all and singular the premises we VEN under my hand and seal this	ree's(s') being or successors and s	e, and each, apos bes	ng benaces tone	wince release and for-
day of 19	(SEAL)			
RECOLUL AUG 11 1980	at 3:46 P.M.			4072
Morigages, page 658  Morigages, page 658  Register of Means Conveyance GYCO  Register of Means Conveyance GYCO  Register of Means Conveyance GYCO  LAW OFFICES  \$134,000.00  Lot Becky Don Dr A	Mortgage of Real Estate  I hereby certify that the within Mortgage has been the	<b>TO</b> JAKE M. WEATHERLY AN VALERIE WEATHERLY	SUNBELT PROPERTIES.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE