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(1) That this mortgage shall secure the Mortgagee for such further sums as may be alvanced 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.

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- (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 hereto 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 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 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 Mortgager to the Mortgagee 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 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.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Ferrocally appeared the understand witness and made outh that (side saw the within named mortgation thereof. SNOIN to before me that 25th day. January 1982. (SEAL) RENUNCIATION OF DOWER I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned were relimptish unto the mortgage(s) and the	screp orug L	d sel this 26th		January 19 CM 1 CL MILSAP	82 milling	(SEAL) (SEAL) (SEAL)
OUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wives) of the above ramed mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined etc., did declare that she does freely, voluntarily, and without any compolition, dread or fear of any person whomsoever, renounce, release and ver relinquish unto the mortgager(s) and the mortgager(s) being or successors and assigns, all her interest and estate, and all her right and cl dower of, in and to all and singular the premises within mentioned and released. EIVEN under my hand and seal this day of 19 1/22 (SEAL.) SOUNDED FEB 1 1986 at 3:56 P.M.	OUNTY OF GREENVILLE gn. seal and as its act and deed don thereof. WORN to before me the 26 Ch	n du ja . Janua	ary 1982.	witness and made oath that it (s)he, with the other witne	(s'the saw the within rass subscribed above witne	med mortgagor
NECORDED FEB 1 1982 at 3:56 P.M.	OUNTY OF wives) of the above named most se, did declare that she does free	I, the undersigned N gagor(s) respectively, di ly, voluntarily, and with (s) and the mortgagee's(d this day appear b out any compulsion s') beirs or successo	reby certify unto all whom it refore me, and each, upon be dread or fear of any person	may concern, that the using privately and separate whomsoever, renounce.	ly examined by
GREENVILLE TO TO GREENVILLE TO COUNTY REDEVELOPMENT COUNTY REDEVELOPMENT COUNTY REDEVELOPMENT COUNTY REDEVELOPMENT FOB. M. seconded in Book 1562 555 A. No. Conveyance Greenville LAW OFFICES OF LOO 7 Cr Wallace & Ste DUNEAN MILLS	of dower of, in and to all and sing GIVEN under my hand and seal thi	is	n menbosed and rel	eased.	t and estate, and all her	right and claim