THE WAY TO SHARE

The Mortgagor rurther 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, tor 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 hereafter erected on the mortgaged property i sured 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 anomals 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 atrach if thereto loss payable clauses in fivor 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 insuring companies 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 whotever 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 fudge 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be

| STATE OF SOUTH CAROLINA COUNTY OF Sign. seal and as its act and deed deliver the wikin written instrument and that (i) be saw the within named mortgager sign. seal and as its act and deed deliver the wikin written instrument and that (i) be, with the other witness subscribed above witnessed the execution thereof. SyrOfis to be before mention STATE OF SOUTH CAROLINA COUNTY OF STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (sweet) of the above named prospected) respectively, did this day appear before any said each proposed pr | fore volv of a ther reco | closed. Sing this I my attorn eupon be wered and by. It is of the no (8) That ors, succeeder shall | hould any leg Mortgage or see at law for come due and d collected hat the Mortga the true mea ote secured hat the course | gal procees the title to collection d payable ereunder. gor shall h ning of the ereby, that nots herein signs, of the to all ge 's hand an | dings be the pro- by suit immedia- cold and is instruc- then the contain- the partie nders. | e instituemises or other or other or other or enjoy tement the or enjoy tement the other or o | ited for the described her twise, all co- on demand, the premises at if the Morgage shall be libind, and to. Whenever | foreclosure ein, or sho sts and exp at the opt above convergagor sha tutterly no the beneficused the | of this mould the delenses incursion of the level until it fully per all and void is and advisingular shape. | rtgage, or soft secured by the Mortgagee, there is a form all the; otherwise intages shall include | default und default und e terms, cor to remain the plural, ti | fortgagee becomy part there, and a reasof the debt seer this mortgoditions, and in full force the respective he plural the seer the second the | one a part of be place onable atto cured here age or in t covenants o and virtue. | the in the interpretation of the mote secutors, add the use of | shall ay be cured igage, ninis- |
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| STATE OF SOUTH CAROLINA COUNTY OF Personally appeared the understand witness and made oath that (t) he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (t) he, with the other witness subscribed above witnessed the execution between the subscribed above witnessed the execution between the subscribed above witness subscribed above witnessed with subscribed above witnessed witnessed above witnessed wi | # | tea | n M | り. ん | la | rli | y | | | | | | | - | • |
| STATE OF SOUTH CAROLINA COUNTY OF RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA COUNTY OF (wives) of the above named mortgaged (specified) respectively, did this day appear before me, and each, upon being privately and separately reanized by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whenever, resumed, relates and desired draw of in and to all and singular the premises within mentioned and released. STATE OF SOUTH CAROLINA COUNTY OF (wives) of the above named mortgaged (s) respectively, did this day appear before me, and each, upon being privately and separately reanized by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whenever, resumed, relates and for down of in, and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this at 4:54 P.M. 28095 STATE OF SOUTH CAROLINA OUNTY OU | - | | | | | | - | | | | | | | (SI | EAL) |
| Personally appeared the moderat grand within named mort gage tion thereof. Personally appeared the moderat grand within hard (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN/he belong months: SWORN/he belong months: STATE OF SOUTH CAROLINA COUNTY OF RENUNCIATION OF DOWER COUNTY OF COUNTY OF RENUNCIATION OF DOWER COUNTY OF COUNTY OF RENUNCIATION OF DOWER COUNTY OF COU | | | | ROLINA | } | | | | | PROB | ATE | | | | |
| COUNTY OF I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgage (a) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, countarily, and without any compution, deraward or fear of any person whomosover, renounce, release and forever relinquish unto the mortgages (a) and the mortgages (b) heirs or nuccessors 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 Is a second of the above named mortgage (a) and the mortgages (b) heirs or nuccessors 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 the contract of the con | SW | thereof. | before me thi | 3 95 | eliver the day of | o within | n written inst Luce | rument an | d that (s)h | ss and made, with the | de oath that other witne | (s)he saw thess subscribed | e within nabove with | amed mort | gagor execu- |
| (wives) of the above named mortgagor(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 computions, dread or fear of any person whomsever, renounce, release and forever relinquish unto the mortgagoe(s) and assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being continued assigna, all her interest and each upon being contin | | | | ROLINA | } | | | | RENU | NCIATIO | N OF DOV | VER | | | |
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| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE ALFRED B. BLAKE ALFRED B. BLAKE TO CHESTER A. REECE TO CHESTER A. REECE TO TO CHESTER A. REECE TO LAW OFFICES OF Donald L. Van Riper Suite 8, 700 E. North St. Greenville, S. C. 29601 \$5,000.00 Lot 103 Mapleton Dr PINE FOREST | No | Publicary Publicary | in for South (| 'arolina | | | (| SEAL) | | | - | | | | |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE ALFRED B. BLAKE TO CHESTER A. REECE Mortgage of Real Estate Mortgage of Real Estate Mortgage, page 628 As No. LAW OFFICES OF Donald L. Van Riper Suite 8, 700 E. North St. Greenville, S. C. 29601 \$5,000.00 Lot 103 Mapleton Dr PINE FOREST | | | | | 982 at 4:54 P.M. | | | | | | | | 2 | 8005 | Ď |
| | | \$5,000.00 | Donald L. Van R Suite 8, 700 E. Greenville, S. | Register of Mesne Conveyance Greenville | Mortgages, page628 | 4:54 P. M. recorded in Book 1572 | I hereby certify that the within Mortgage has been this. 1 June 19. | Mortgage of Real | | | ТО | . | Q | Q T | X 280.22 X |