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- (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 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 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 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 leaving jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take to the mortgaged premises and collect the rents, issues and profits, including a reasonable contil to be fixed by the Court to event said premises are occupied by the mortgager and after deducting all charges and expures attending such preceding this sine execution of its trust as receiver, shall apply the residue of the rents, issues and profits ioward 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 Moragagor 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 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.

PROBATE  OUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s)he saw the within moned agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed in the execution thereof.  WORN to before me this	SEAL) SEAL)	(5)	espective h	inure to, the related the plus	der shall i	singu	this mortgage si e benefits and a enever used, the	id, and the ereto. Who	arties he o all ge	ontained s , of the proplicable to weel this	herein ad assign hall be a and and	, and c enants fors an nder si	irtue. Ist the cov	orce and (8) indication of the unitable states of the unitable state
Personally appeared the undersigned witness and made oath that (s)he saw the within meaned gor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed increased the execution thereof.  NORN to before me this 8 day of September 1982.  WILLIAM (SEAL)  SEAL)  STATE OF SOUTH CAROLINA  ARENUNCIATION OF DOWER NOT NECESSAR  OUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the warely examined by me, did declare that she does frestly, voluntarily, and without any compulsion, dived or foer of any person with ear, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all he rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  WEN under my hand and seal this  day of 19 .  (SEAL)  SEAL)  SEAL)  SEAL)  SEAL)  SEAL)	SEAL)	(\$1												
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gor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed interested the execution thereof.  NORN to before me this 8 day of September 1982.  William (SEAL)  V COMMISSION EXPIRES 9 0  ATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER NOT NECESSAR  OUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the wanted wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and stelly examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person with rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  VEN under my hand and seal this  day of 19 .  (SEAL)  OTHER CORDED SEP 13 1982 at 3:31 P.M.										}	/ILLE	EENV	of GRI	UNTY
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County 82	· .	D'K	HTUC	2	тo	'n	208 Devonwood Taylors, SC 29	Mortgage of Real	of thereby certify that the within Mortgage has been this 13th	sept.  3:31 P.M. recorded in Book 158	3 Mortgages, page 270	(2) Register of Mesne Conveyance Greenville	Prepared by Julius B. Aiken, Attorney at L. Greenville, S. C.	PEBBLE CREEK