RETURN TO CLARKE & JACOBSEN

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 convenants herein. This mortgage shall also secure the Mortgagee fo, any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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 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-dosed. 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.

TATE OF SOUTH CAROLINA DOUNT OF GREENVILLE Proceedily appeared the underdened witness and made eath that (the new the within named mortgage the white witness inhereded above gitnessed the erecuper through the process of the witness inhereded above gitnessed the erecuper through the process of the statement and that (the, with the other witness subscribed above gitnessed the erecuper through the process of the process of the control of the state and deed deliver the within named mortgage in the process of the control of the above named mortgages. The undersigned Namy Public, do berefy certify ento all whom it may concern, that the endersigned wife witness of the above named mortgages (a) report referred to the mortgage (a) and the mortgage (b) have a special report of the above named mortgage (a) the process of the control of the above named mortgage (a) the number of the state of the sta	f the note secured hereby, that	rein contained shall bind, and the benefits arties hereto. Whenever used the singular shall and leaf this	nd void; otherwise to remain in Iuli force are and advantages shall inure to the respectives include the plural, the plural the singular	e heirs, executors, administrators, ar, and the use of any gender shall
Personally appeared the undersigned witness and made oath that (sibe saw the within named mortp.gor ign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the enecutive theory). WORN to before me this Application (SEAL) Notary Public for South Carolina. In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortp.gor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, contactly, and without any compalison, dread or fear of any person whomseever, remone, release and forever reliaquish tacto the mortp.gor(s) and the mortp.gor(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 simpular the premises within mentioned and released. Notary Public for South Carolina.				(SEAL)
Personally appeared the undersigned witness and made oath that (sibe saw the within named mortgagor in the state and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the executive theory. Notary Public for South Carolina. NOTATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF MORTGAGOR IS A WOMAN. I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before use, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any complision, dread or fear of any person whomsoever, resource, release and forever relinquish note the mortgage(s) and the mortgage(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. SEAL.) Notary Public for South Carolina. NOV 2 4 1982 at 3:10 P.M.	TATE OF SOUTH CAROLI	INA (PROBATE	
STATE OF SOUTH CAROLINA COUNTY OF MORTGAGOR IS A WOMAN. I the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before ns. 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 whomsover, renownee, release and for ever relinquish noto the mortgage(s) and the mortgage(s) and the mortgage(s) heirs or purcessors and assigns, all her interest and estate, and all her right and claim day of 19 Notary Public for South Carolina. NOV 2 4 1982 at 3:10 P.M.	OUNTY OF GREENVI			
NORTH to before me this November 19 82. Notary Public for South Carolina. NOTATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF MORTGAGOR IS A WOMAN. I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (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 compulsion, dread or fear of any person whomsoever, renounce, release and forever refinquish toots the mortgages(s) and the mortgages(s) in the mortgages(s) in and the mortgages(s) in an example 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. NOV 2 4 1982 at 3:10 P.M.	ign, seal and as its act and d	Rersonally appeared the undeed deliver the within written instrument	ersigned witness and made oath that (s)be and that (s)he, with the other witness sul	e saw the within named mortgagor bscribed above witnessed the execu-
Notary Public for South Carolina. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER MORTGAGOR IS A WOMAN. I the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (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 compulsion, dread or fear of any person whomsoever, renounce, release and fox- ever relinquish note the mortgagor(s) and the mortgagor(s) being or processors and easigns, 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. NOTATION NOV 2 4 1982 at 3:10 P.M.	ion thereof.	.		
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Eunice Lewers Perry Eunice Lewers Financial Services of South Carolina, Inc. PO Box 219 Mauldin, SC 29662 Mortgage of Real Esta I briefly certify that the within Mortgage has ben to the of the Mortgage of Real Esta Mortgage of Real Esta I briefly certify that the within Mortgage has ben to the Mortgage of Real Esta Mortgage of Real Esta Law OFFICES OF \$20,400.00 8,12 AgresPiney Ridge	Notary Public for South Carol		•	
586	•	I hereby certify that the within Mortgage has the day of	Financial of South, Inc. C 29662 C 29662	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Eunice Lewers Perry