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The Mortgagor turther 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, mourance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further band, 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 dobt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvement, now existing or hereafter erected on the mortgaged property i suited as may be required from time to time by the Mortgagee against loss by five and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such anomals as may be removed by the Mortgagee, and that all such policies and renewals thereof shall be held by the Mortgagee, and have such different 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 concentrating or hereafter erected in good repair, and, in the case of a construction ban, that it will continue construction until completion within interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whitever 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 neutrage 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 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.
- (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 surns then owing by the Mortgager 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 hereupder.
- (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 berein 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.

WITNESS the Mortgagor's hard and seal the STONED, sealed and delivered in the free seal of	FOXFIRE PROPERT By: Keith R. Smi	ies, inc. (SEAL) th, President (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	· · · · · · · · · · · · · · · · · · ·
sign, seal and as its act and deed deliver the tion thereof. Syon N to before me this of the of the commission expires. My commission expires		ess subscribed above witnessed the execu-
STATE OF SOUTH CAROLINA COUNTY OF	NO RENUNCIATION OF DO	WER - CORPORATE MORTGAGOR
(wives) of the above named mortgagor(s me, did declare that she does freely, volu- ever religiously into the portgagor(s) and	he undersigned Notary Public, do hereby certify unto all whom is respectively, did this day appear before me, and each, upon be starily, and without any compulsion, dread or fear of any perso the mortgagee's(s') heirs or successors and assigns, all her inten- e premises within mentioned and released.	eing privately and separately examined by n whomsoever, renounce, release and for-
day of 19		
Notary Public for South Carolina. RECORDED DEC 1 4 19	(SEAL)	14471
Ntortgotes, page 988 A No. Iteglater of Meane Conveyance Greenville County LAW OFFICES OF H. SAMUEL STILWELL ASHMORE, STILWELL & HUNTER P.O. BOX 10004, F.S. GREENVILLE, S.C. 29603 \$18,500.00 Lot 394 DEVENGER PLACE, SEC. 15	SOUTHERN SERVICE CO Mortgage of Rec Merely certify that the within Mortana herely certify that the within Mortana Dec. Ny of	DEC 1 4 1982 X 1 2.2. X STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FOXFIRE PROPERTIES, INC.