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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 for 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 creeted 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 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 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 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 because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney's fee, shall thereupon because the angle of the Mortgage and a reasonable attorney at the angle of the Mortgage at the mortgage and a reasonable attorney at the angle of the Mortgage at the mortgage at the angle of the Mortgage at the mortgage at the angle of the Mortgage at the mo come 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

(8) That the covenants hereir successors and assigns, of the partie be applicable to all genders. WITNESS the Morkagor's hand a SIGNED, sealed and delivered in the	nd seal this	ed the singular shall i	February 1/a/6:	19	183 ARDY	Leg use of a	(S	EAL) EAL) EAL)
STATE OF SOUTH CAROLINA	ţ		PROBA	TE				
Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLI (wives) of the above named mort me, did declare that she does free ever relinquish unto the mortgagee of dower of, in and to all and sin GIVEN under my hand and shall be the country of the state o	I, the undersigned igagor(s) respectively, ly, voluntarily, and wi (s) and the mortgaged gular the premises with its	AL) d Notary Public, do did this day apper ithout any compular six or successive and the	RENUNCIATION hereby certify unto all ar before me, and each on, dread or fear of a essors and assigns, all	l whom it i, upon be	may concern, ting privately an	a separat encume	release an	ea by nd for-
Notary Publicator South Carolina.		(SEAL.)	<u>*7</u>				: 	
LAW OFFICES OF \$12,462.00 Lot 51 Bennett St. Sec. I, Abney Mills, Brandon Plant	day of Max 19 3 at 2.15 P.M. accorded in Book 159 Mortgages, page 539 As No	Mortgage of Real Estate 1. Mortgage of Real Estate 1. hereby certify that the within Mortgage has been this 10th	GREENVILLE COUNTY REDEVELOPMENT AUTHORITY	то	PEARLIE LEE HARDY AND WILLIAM HARDY	COUNTY OF GREENVILLE	STATE OF SOUTH CAROLINA	DOUGLAS F. DENT