voi **1636** 22**430** The Mortgagor further covenants and agrees as follows: That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga-That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortga-This sums of the covenants become the covenants become gee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise (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, 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 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 unpositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged (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 Mortgagor 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 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 ropressed until there is a default under this mortgage or in the none (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 convenants 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 (8) That the covenants herein 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. day of November WITNESS the Mortgagoe's hand and seal this 16th SIGNED, sealed and delivered in the presence of (SEAL) SEAL STATE OF SOUTH CAROLINA PROBATE: COUNTY OF GREENVILLE Personally appeared the understand witness and made outh that (the saw the within named mort-gaple sum, real and as its agt and deed deliver the within writen instrument and that the with the other witness subscribed above witnessed the execution forcest Pardia M. Budull SWORN to before me this 16th day of November Munulle Notare Public for South Carolina Mr. Commission Express 3/24/87 STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE

I, the understand Notice Public, do hereby certify unto all whom it now concern, that the understand will outer must be a separately and with saver of the shore more more agreed nortexported and this does before me, and calle, upon being privately examined by now, did deduce that the does from a columnity, and without any computions, dread to four of the person whomosurver, remained and forever minimum and the more respectively and the more access to heirs or success examinations in interest and estate, and all her right and claim of done of, in and to all and surgular the premises within mentioned and released.

GIVEN under my hand and real this

16th day of November

1:83

Notary Public for South Cirolina 3/24/87 We combined expires

of Mount Conveyance Greenville

REcorded November 22, 1983 at 10:35 A.M.

Lot 120 Smythe St. Sec. 4, Dunean Mills \$3,000.00 LONG, BLACK & GASTON ATTOMNEYS AT LAW Companyone, S.C., 20601

ortgage of Real Estate certify that the within Motterer 10:35 day of November of Mostgager, page 429... _

 $\mathbb{Z}S$ URL A. WINDSOR AND DIANNE K.

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NTY OF GREENVILLE ATE OF SOUTH CAROLINA 5