

regime for the mortgaged premises was filed with the Greenville County, South Carolina R.M.C. Office in Deed Book 1174 at Page 91, which Deed was amended by amendments recorded in said records at Deed Book 1174, Page 390 and Deed Book 1189, Page 489.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances except as stated herein. The Mortgagor further binds itself and its successors and assigns to warrant and forever defend all the singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its successors and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the outstanding principal amount of the Advances within two (2) business days of a written demand delivered by Mortgagee to Mortgagor.
2. That this mortgage shall secure all subsequent Advances as provided in §29-3-50 of the Code of Laws of South Carolina, and further that this mortgage shall also 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 for the mortgage premises, and all sums so advanced shall be payable on demand of the Mortgagee, unless otherwise provided in writing, and the lien of this mortgage securing such advances and readvances shall be superior to the rights of the holder of any intervening lien or encumbrance;
3. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises;
4. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises;

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