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- (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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall be ar 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 a 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, 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 full to do so, the Mortgages may, at its op on, 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, itsues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducing all charges and expenses attending such preceeding 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 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 basonable 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 metgage 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 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 included the plural, the plural the plural are singular, and the use of any gender shall be applicable to all genders.

SIGNED, sealed and delivered in the presence of: With Gyd	S 9		· ·	•
STATE OF SOUTH CARCLINA COUNTY OF Greenville Seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed bove witnessed the execution thereof. SWORN to before upe this 24th day of June (SEAL) STATE OF SOUTH CARCLINA COUNTY OF Greenville (Wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, within the context that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, release and forever evaluations unto the mortgagoe(s) and the mortgagoe(s) here or recossors 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] Wary J. Janea (SEAL) Mary J. Janea (SEAL)	WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:	day of June	19 65 .	
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign thereof. SWORN to before me this 24th day of June (SEAL) STATE OF SOUTH CAROLINA COUNTY OF Greenville (wives) of the above named mortgagor(s) respectively, did not any country public, do hereby certify unto all whom it may concern, that the undersigned wife declare that she does freely, voluntarily, and without any compusion, dread or fear of any person whomsover, release and forever me followers of, in and to all singular the premises within mentioned and released. [SEAL] Many J. Many	1. Victor Oyle)	- 40	fore	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 24th day of June (SEAL) Notary Public for South Carolina COUNTY OF Greenville 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 relinquish unto the mortgage(s) and the mortgage(s) here for 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. [INSTALL Mary	Gorally h. Janey.	_ Mary	P. Jones	(SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution sworm to before me this 24th day of June SWORN to before me this 24th day of June (SEAL) STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife witnessed the execution 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, mounce, release and forever reliance that the mortgage (s) and the mortgage (s) and the mortgage (s) and the mortgage (s) and the premises within mentioned and released. SWORN to before me this 24th and to all and singular the premises within mentioned and released. SWORN to before me this 24th and claim of the state of the stat			·	(SEAL)
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Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 24th day of June (SEAL) STATE OF SOUTH CAROLINA COUNTY OF Greenville 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 relinquish unto 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. CIVEN wader my hand and seal this 1965 (SEAL)	STATE OF SOUTH CAROLINA	PROI	BATE	
seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 24th day of June (SEAL) STATE OF SOUTH CAROLINA COUNTY OF Greenville 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, tied declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, mounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) she mortgage(s) she mortgage(s) she mortgage(s) she mortgage(s) she its mortgage(s) she its mortgage(s) she its mortgage(s) she its mortgage(s) and the mortgage(s) she its mortgage(s) she its mortgage(s) she its mortgage(s) she its mortgage(s) and the mortgage(s) she its mortgage(s) and the mortgage(s) she its mortgage(s) she its mortgage(s) and the mortgage(s) she its 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. [In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife separately examined by me, the undersigned	COUNTY OF Greenville		:	•
Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Greenville 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, add declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, runounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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. CIVEN under my hand and seal this 1965. Mary P. Janes 1965.	Personally appeared seal and as its act and deed deliver the within written institutereof.	the undersigned witness and made rument and that (s)he, with the of	oath that (s)he saw the within ther witness subscribed above	named mortgagor sign, witnessed the execution
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(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 whomsover, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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. GIVEN under my hand and seal this 1965. Mary P. January 1965. (SEAL)	Notary Public for South Garofina.	L)	7	2) way
(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 reliminates unto the mortgagee(s) and the mortgagee's(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. CIVEN under my hand and seal this 24th (SEAL)	STATE OF SOUTH CAROLINA	RENUNCIATIO	N OF DOWER	
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