The above described property is all conveyed to the late John L. Bomar by S.B. Crawley, by deed dated December 22, 1897, and recorded in Plat Book REE, page 649, R.M.C. Office for Greenville County. Being bounded on the east by Highway Np. 101, on the north by a County Road and property formerly of Annie B. Roe. and on the south by Mays BridgeRoad and property belonging to Edgar Gadinant or appetraining, and of all the rents, issues, and profits which may arise or be fad thereform, and including all heating, plumbing, and lighting pertaining, and of all the rents, issues, and profits which may arise or be \$ad thereform, and including all heating, plumbing, and lighting prize 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 Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabeve described in fee simple absolu and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same of any part thereof. pte, that it has good right

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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 beginsde hereafter to 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 dehand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insural 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, 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 if 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 Mortgago 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.
- ). That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, finds or other impositions If the merigaged premises. That it will comply with all governmental and municipal laws and regulations affecting the merigaged
- (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, appeirs a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, is sues and, profits, including a reasonable rents! to be fixed by the Court in the event said premises are incoupled by the mortgaged and after deducting all charges and expenses attending such preceding and the execution of its trust at 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 satured hereby, then, at the option of the Mortgagee, all sums then owing by the Meragagor 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 are 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 conveyed until there is a default under this mer secured hereby. It is the flue meaning of this instrument that if the Mortgagor shall fully perform all the terms of masts of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise force and virtue. ortgage or in the note
- (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 singular, and the use of any center shall be applicable to all genders.

WITNESS the Mortgager's hand and seal this 2nd SIGNED, sealed and delivered in the presence of:	day of	June	19 66			
Dero E. Burnett	<b>-</b>	Earl	Lee 10	ause	ec.	(SEAL)
Jack Spangon	- ;	Gliga	heth men	es Ku	ssell	(SEAL)
	- '					(SEAL)
	-					(SEAL)
STATE OF SOUTH CAROLINA	•	• .	PROBATE	,	•	•
county of desenville		•				
SWORN to before me this 2nd day of June  Notes Public for South Cardina.  (SEA		, 66. D	era E.B	uni	w .	
	. 3					
STATE OF SOUTH CAROLINA		RENUNCI	ATION OF DOWER			
COUNTY OF Greenville  I, the undersigned N signed wife (wives) of the above named mortgagor(s) re arrestly essentiated by me, did declare that she does free ever, remounce, release and forever relinquish unto the tends will essent any flood and seaf this	spectively, ly, voluntar mortangee(s	c, do hereby ce did this day ap rily, and withou	rtify—unto all whom pear before me, and o t any compulsion, de gagge(s(s') heirs or	each, upon he ead or fear p successors an	ing privately f any person d assigns, al	and sep- whomso- l her, in-
signed wife (wives) of the above named mortgagor(s) re arreity examined by me, did declare that she does free ever, rempulse, release and forever relinquish unto the terrest and declare, and all her right and claim of dower	spectively, ly, voluntar mortangee(s	c, do hereby ce did this day ap rily, and withou	rtify—unto all whom pear before me, and o t any compulsion, de gagge(s(s') heirs or	each, upon he ead or fear p successors an	ing privately f any person d assigns, al	and sep- whomso- l her, in-