BOOK 1168 PAGE 282

- (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 Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face unless otherwise provided in writing.
- (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 Mortgaged 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 promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgageo, 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 lean, 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 duo, 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
- (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 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 Moragagorto 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 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 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full
- (8) That the covenants herein contained shall bind, and the bonefits 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.

SWORN to before me this 2nd day of October, 19 70.  All Commission (SEAL)  My Commission Expires: (//)/  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her increase and call this day of 19	and the use of any gender shall be applicable to all ge	inders.	and suigolal silal	i meloasa me pluri	il, the plural the si	ingula
H. Samuel Stilwell  MARTHA B. HOLLAND  (SEAL  Dianne C. Carson  (SEAL  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he saw the within named root witnessed the execution thereof.  SWORN to before me this 2nd day of October, 19 70.  MACCOUNTY OF GREENVILLE  My Commission Expires:  (SEAL)  My Commission Expires:  (SEAL)  RENUNCIATION OF DOWER  MORTGAGOR WOMAN  RENUNCIATION OF DOWER  MORTGAGOR WOMAN  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoverest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  (SEAL)  MORTGAGOR WOMAN  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)	WITNESS the Mortgagor's hand and seal this 2nd SIGNED, scaled and officered in the presente of:	day of	Ctober,	19 70.		•
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Dianne C. Carson  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above sworms the execution thereof.  SWORN to before me this 2nd day of October, 19 70.  ALCANDER (SEAL)  Notary Public for South Carolina.  Ny Commission Expires:  I, the undersigned Notary Public, do hereof all whom it may concern, that the understably gagned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sarely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or any person webensevers and salate, and all her right and claim of dower of, in and to all and singular the premises within mentioned end released.  (SEAL)  (SEAL)  RENUNCIATION OF DOWER MORTGAGOR WOMAN  RENUNCIATION of DOWER may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or gene and seach upon being privately and septimer, renounce, release end forewer relinquists unto the mortgagoe(s) and the mortgage(s) heirs or successors and assigns, all her in- GIVEN under my hand and seal this  day of 19  (SEAL)	H Samuel Stilwell	<del>-</del> –	maria	~ O. /J	lland	(SEAL
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RENUNCIATION OF DOWER  MORTGAGOR WOMAN  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(a') heirs or successors and assigns, all her increased 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  day of  19  (SEAL)	My Commission Expires: //		,	- Carson		
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