The Mortgager further covenants and agr

M 1221 No 336

- (1) That this mortgage shall secure the Martingace for such for they make its may be advanced horselfer, at the east paper, for the payment of lesses, incurance president, public constantingly readers as offer garpenes graves to the the first mortgage shall also excure the Martingace for any further lesses, advanced, readers are created that may be made Martingace by the Martingace as long as the total indubtedness that secured does not assect the original amount distincted. All sums so advanced shall beer interest at the same rate as the martingace data and shall be payable on densed unless otherwise provided in writing. him the
- (2) That it will keep the improvements now existing or horsefter created on the mortgaged property insured as may be required from time to time by the Mortgages against less by fire and any other horselfs opening by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies asseptable to it. And the all such policies and renewals thereof shall be held by the Mortgages, and have affected thereto less psychic classes in force of, and in form asseptable to the Mortgages, and that it will pay all promiums therefor when due; and that it does harely assign to the Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby earlier rise each lecurance discounted to make payment for a less directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements new existing or hereofter erected in good repair, and, in the case of a construction that it will continue construction until completion without interruption, and should it fail to do so, the Martyagoo may, at its of enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, charge the expenses for such repairs or the completion of such construction to the mortgago date.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, flass or other in the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the m
- (5) That it hereby assigns all rents, leaves and profits of the mortgaged promises from and after any default hereunder, and age that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or oft wise, appoint a receiver of the mortgaged promises, with full authority to take possession of the mortgaged promises and collect rents, issues and profits, including a reasonable rentel to be fixed by the Court in the event-said promises are occupied by the may gener and after deducting all charges and expenses attending such presending and the execution of its frust as receiver, shell age the residue of the rents, issues and profits toward the payment of the date secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this meripage, or of the note secured hereby, then, at the option of the Meripages, all sums then owing by the Merapager to the Meripages shall become immediately due and sayable, and this meripage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this meripage, or should the Meripages become a party of any suit involving this Meripage or the title to the promises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Meripages, and a reasonable atterney's fee, shall thereupon became due and payable immediately or an demand, at the option of the Meripages, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and only the promises above conveyed until there is a default under this mortgago 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 covered to mortgago, and of the note secured hereby, that then this mortgago shall be utterly null and void; otherwise to remain in full
- (8) That the covenants herein contained shell bind, and the benefits and advantages shell laure to, the respective heirs, executors, administrators, excessors and essigns, of the parties herete. Whenever used, the singular shell included the plural, the plural the singular, and the use of any gender shell be applicable to all genders.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned wiress and made onth that (a)he saw the within named no pager sign, seel and se its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed about the execution thereof. WORN to before me this 4th day of February 19 72 LUNI Orea (SEAL) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify into all whom it may esisters, that the indigned wife (wives) of the above named mortpager(a) respectively, did this day appear before me, and each, when being privately and at rately examined by me, did declare that she does frosty, rejunted by, and without any examplation decade or foor of any person whom were removed and each, when being privately and at retard and site, and each, when being privately and at rately examined by me, did declare that she does frosty, rejunted by, and without any examplation decade or foor of any person whom were removed and release. SIVEN under my hand and seel this 4th day of February 19 72	WITNESS the Mortgager's hand and seel this 4th SIGNED, seeled and delivered in the presence of:	dey of February 1972
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COUNTY OF GREENVILLE Personally appeared the undersigned witness and made outh that (also sow the within named negger sign, seel and se its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed abortifunced the execution thereof. WORN to before me this 4th day of February 19 72 (SEAL) LONG (SEAL) LONG (SEAL) RÉNUNCIATION OF DOWER OUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whem it may assess, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and or rately examined by me, did declare that she does treety, valuaterly, and without any computation, dread or fear of any person whem yes, resources, relaces and fereiver relinquists unto the mortgager(s) and the metric or computation, dread or fear of any person whem yes, resources, relaces and fereiver relinquists unto the mortgager(s) and the metric or growth of the computation of the section of the computation of t	jumus crocke	SEAL (SEAL
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