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- (3) 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 hereing degree, for the payment or taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants nereing this mortgage shall also secure the Mortgagee for any further loans, advances, roadvances or credits that may be made hereafter to the Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee
- (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 the Mortgagee, and that it will pay all premiums therefor when due; end 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. 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 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 fall to do so, the Mortgages may, at its option, 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
- (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 mortgaged premises. rents, issues and profits, including a reasonable rents; to be tixed by the Court in the event said premises are occupied by the mort-gager and after deducting all charges and expenses attending such preceding 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 Moragagor 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 Mortgage 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 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

That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, tel that the covenants nerein contained shall bind, and the benefits and advantages shall inure to, the respective helrs, 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 gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 28th

	SIGNED sealed and delivered in the presence of:	day of December 19, 72  (SEAL)  (SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  gagor sign, seel and as its act and deed deliver the within written instrument and that (s)he saw the within named northwinessed the execution thereof.  SWORN to before me this 28th day of December 1972  Notary Public for South Carolina.  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the understrainty examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes terest and estate, and all her right and claim of down of, in and to all and singular the premises within mentioned and released.  Hetary Public for South Carolina.  28th  Metary Public for South Carolina.  PROBATE  PROBATION  PROBATION  PROBATION  PROBATION  PROBATION  PROBATION  P	)	(SEAL)
COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that (s)he saw the within named n ertwinessed the execution thereof.  SWORN to before me this 28th day of December 1972  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and server, renounce, release and forever relinquish unto the mertgapes(s) and the mortgapes(s) fairs or successors and assigns, all her increase and estate, and all her right and claim of dower of, in and to all and singular the premises within mentlened and released.  Hotary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  A subject of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and server, renounce, release and forever relinquish unto the mertgapes(s) and inhe mortgapes(s) heling or successors and assigns, all her increased and state of dower of, in and to all and singular the premises within mentlened and released.  Beach A Yarkaray  Notary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77		(SEAL)
COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that (s)he saw the within named n ertwinessed the execution thereof.  SWORN to before me this 28th day of December 1972  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understand wife (wives) of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and server, renounce, release and forever relinquish unto the mertgapes(s) and the mortgapes(s) fairs or successors and assigns, all her increase and estate, and all her right and claim of dower of, in and to all and singular the premises within mentlened and released.  Hotary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  A subject of the above named mortgaper(s) respectively, did this day appear before me, and each, upon being privately and server, renounce, release and forever relinquish unto the mertgapes(s) and inhe mortgapes(s) heling or successors and assigns, all her increased and state of dower of, in and to all and singular the premises within mentlened and released.  Beach A Yarkaray  Notary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77  Notary Public for South Carolina. 8-16-77		(SPAL)
personally appeared the undersigned witness and made oath that (s)he saw the within named nertwinessed the execution thereof.  SWORN to before me this 28th day of December 19 72  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may cencera, that the understably examined by me, did declare that she does freely, voluntarily, and without any compulsion, draed or fear of any person whomes the results 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 seel this 28th  Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  (SEAL)  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  And without any compulsion, draed or fear of any person whomes the mortgage and the mortgage (s) and the mortgage of sear of any person whomes the state, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  State  Hotary Public for South Carolina. 8-16-77	STATE OF SOUTH CAROLINA	
Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenviile  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 whomese terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Helany Public for South Carolina, 8-16-77  Netary Public for South Carolina (SEAL)	OWNERAL PEE	
Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenviile  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 whomese terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Helany Public for South Carolina, 8-16-77  Netary Public for South Carolina (SEAL)	gagor sign, seal and as its act and deed deliver the within	the undersigned witness and made oath that (s)he saw the witht
Notary Public for South Carolina. 8-16-77  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  island wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and server, renounce, release end forever relinquish unite the mortgages(s) and the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her ingliven under my fiand and seal this  28th  day of December  1972  Hetary Public for South Carolina. 8-16-77  (SEAL)	SWORN to before me this 28th	and that (s)he, with the other witness subscribed above
STATE OF SOUTH CAROLINA  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, reneunce, release end forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her insured 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 fiand and seal this  28th  Metary Public for South Carolina, 8-16-277  Notary Public for South Carolina, 8-16-277	December	1972
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the understated wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upen being privately and server, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigna, all her increased 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  28th  day of December  1972  Hetery Public for South Carplinis, 8 - 1/2 - 77	Notary Public for South Carpling	a hi Malen
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 whomever, reneurice, release end forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her instruction and seal this 28th  day of December 1972  Hetary Public for South Carplina, 8-16-77  (SEAL)	3-76-77	The state of the s
I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the understand wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sever, reneurice, release and forever relinquish unto the mortgagoe(s) and without any compulsion, dread or fear of any person whomeovers 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  28th  Metary Public for South Carplina, 8-16-77  (SEAL)	STÁTE OF SOUTH CAROLINA	
terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and assigns, all her indicated and seal this 28th  day of December 1972  Hetary Public for South Careling, 8-16-27	••	
terest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and assigns, all her indicated and sold this 28th  day of December  Hetary Public for South Carplina, 8-16-27	signed wife (wives) of the above named mortagened Noter	y Public, do hereby certify unto all whom to
GIVEN under my fished and seal this 28th  day of December  Hetary Public for South Carolina, 8-14-77	ever, renounce, release and forever relinguish unto the	myely, did this day appear before me, and each, upon being privately and see-
Hetery Public for South Carolina, 8-14-77	GIVEN under our Ford and her right and claim of dower of, i	n and to all and singular the premises with a source and assigns, all her in-
Hotary Public for South Carolina, 8-11-77	, 20th	A within mentioned and released.
Recorded January 3, 1973 at 3:37 P.N., # 18962	day of December 1972	Grace H. Yarbray
Recorded January 3, 1973 at 3:37 P.N., # 18962	Hotary Public for South Carplins. 8 - 16 - 7 -	
	Recorded January 3, 1973 at 3:37 P.N. # 1	Roko