

120-141-14

This Mortgage Lender covenants and agrees as follows:

- (1) That the interest of the holder of Mortgages or notes secured by this instrument, shall be subject to the same laws and regulations as other debts of like nature, shall determine the Mortgagee's rights and remedies in respect thereto, and that the holder of the Mortgagee, shall be entitled to sue for the recovery of the principal sum and interest due thereon, and to recover all costs and expenses of suit, and to receive interest at the rate of six percent per annum, until paid, or the Mortgagee, unless otherwise provided in writing.
- (2) That it will keep the property now existing or hereafter erected on the mortgaged property in repair, and if property incurred, may be repaired from time to time by the Mortgagee, at his own cost, and any other hazard, specified by Mortgagee, shall be paid by the Mortgagor, and in amounts acceptable to him, and that all such costs and expenses thereof, shall be paid by the Mortgagee, and he will attach his payable order for payment in favor of himself to each note of the Mortgage, and that it will pay all payments then due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises, and does hereby indicate each item, the company concerned to make payment for a loss directly to the Mortgagee, to the extent of the bona fide owner of 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 fail to do so, the Mortgagee may, at its option, carry out 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, fees 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 process be instituted pursuant to this instrument, any judge having jurisdiction may, at Chancery 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 mortgagor and after deducting all charges and expenses attending such proceeding 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 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 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 include 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 29 day of June 1973
 SIGNED, sealed and delivered in the presence of:
James R. Bellman X *Charles L. McClain* (SEAL)
Damonee K. McPherry X *Barbara McClain* (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF }

PROBATE

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 the 29 day of June 1973
James R. Bellman (SEAL) X *Damonee K. McPherry* (SEAL)
 Notary Public for South Carolina.
 My Commission Expires: 8/14/79

STATE OF SOUTH CAROLINA
 COUNTY OF

RENUNCIATION OF DOWER

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 whatsoever, 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

29 day of June 1973. *James R. Bellman* (SEAL)

Notary Public for South Carolina.

My commission expires: 8-14-79 Recorded July 10, 1973 at 2:54 P. M., # 873

SEARCHED	INDEXED	FILED	PAGE	RECORDED
✓	✓	✓	✓	✓