TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. 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, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

3. That he will keep or permit the Mortgagee to keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies, 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 in the event of loss or destruction by fire or other hazards, the Mortgagee may, at its option, apply the proceeds of the insurance to the mortgage indebtedness or to the restoration or repair of the property damaged.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and in the case of an advance for construction that he will continue construction until completion without interruption, and should he 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 undertaken, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

5. That the Mortgagee may require the maker, comaker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary and assignee thereof, and, upon failure of the Mortgagor to pay the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of the mortgage debt.

6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, in the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances thereof to the mortgage debt.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges and expenses attending such proceedings, shall be accountable only for such rents, issues and profits as he may actually receive, and apply the net income of the rents, issues and profits to the payment of the debt secured hereby.

8. That in the event the Mortgagee should be made a party to any suit or proceeding other than the Mortgagee shall convey unto the mortgaged premises, or if the title thereto be questioned in any manner whatsoever, then the Mortgagee shall be reimbursed by the Mortgagor.

9. It is agreed that the Mortgagee shall be [illegible] upon the happening of any one or more of the following events, viz: 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, covenants and provisions of this mortgage and of the note secured hereby, then this mortgage shall be satisfied and shall be cancelled of record. If default in payment of the note or default in any of the covenants hereunder shall be shown to the satisfaction of the Mortgagee, it may then, at the option of the Mortgagee, declare the whole of the debt secured hereby immediately due and payable, and may proceed to collect the same, and the Mortgagee is authorized to sell the property described herein at public auction to the highest bidder for cash, after giving notice of the time, place and terms of such sale by publication once a week for three weeks prior to the sale in a newspaper published in Greenville County, South Carolina, and to execute a deed to the purchaser at such sale, and out of the proceeds of such sale to retain the amount of the debt secured hereby, and the reasonable expenses of such sale, including a reasonable attorney's fee, not exceeding 15% of the debt secured hereby, and pay the balance, if any, to the Mortgagor, or any person legally entitled thereto.

10. 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 7th day of June, 1974.

Signed, sealed, and delivered in the presence of:

Linda Rosa Greer SEAL

SEAL

SEAL

Blinda C. Bellue SEAL

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