- (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 Mortgagee 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 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.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction laan, 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 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 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 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 mortgagor 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 Mortgager 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.

WINESS the Montgoof's hand and well this 11th day of Superact netter and delivered in the presence of. WINESS the Montgoof's hand and well this 11th day of GARRETT, & GARRETT, A General Partnership By: STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA SUBSTITUTE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA SUBSTITUTE OF SOUTH CARO	(8) That the covenants here trators, successors and assigns, of	in contained shall bind, the parties hereto. Whene	and the benef	its and advantages shall inure to, the is singular shall included the plural, the pl	respective heirs, executors, adminis-
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Personally appeared the understreed witness and made onth that (x) he as the within named mortagon time, seil of his tests and added deliver the within written instrument and that (x) he, with the other witness subscribed above witnessed the execution hashes. Second of Lorge morthig Lich day of November 19 74 Second of Lorge morthig Lich day of November STATE Of SOUTH CAROLINA COUNTY OF GREENVILLE The understgood Notary Public do hearby certify unto all whom it may concern, that the understgood wide (actual of the above russed mortagonoi) respectively, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever relampaint unto the mortagonois) and the mortagonois and the mortagonois and the mortagonois without any compulsion, dread or fear of any person whomsever, renounce, release and forever relampaint unto the mortagonois) and the mortagonois without any compulsion, dread or fear of any person whomsever, renounce, release and forever relampaint unto the mortagonois) and the mortagonois and the mortagonois and the mortagonois without mentioned and released. GIVEN under my hand and seal this div ed 19 Notary Public for South Carolina. My Commission Expires: RECORDED NOW 20 '74 12595 STATE OF SOUTH CAROLINA ONNITY OF GREENVILLE A MALTER BANK ILLARD, P.A. JOHN M. DILLARD, P.A. 10 MALTER BANK ILLARD, P.A. JOHN M. DILLARD, P.A. 10 MALTER BANK ILLARD, P.A. JOHN M. DILLARD, P.A. 10 MALTER BANK ILLARD, P.A. JOHN M. DILLARD, P.A. 11 MALTER BANK ILLARD, P.A. JOHN M. DILLARD, P.A. 12 12 12 12 12 12 12 12 12 12 12 12 12 1	STATE OF SOUTH CAROLINA	Ì		PROBATE	
State of Shift Carolina. WOV 20 1974 State of Shift Carolina. UNNECESSARY-PARTNERSHIP MORTGAGE RENUNCIATION OF DOWER OUNTY OF GREENVILLE Life undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (saves) of the above named mortgagoris respectively, did this day appear before me, and each, upon being privately and separately examined by me, and the does freely, voluntarily, and without any companion, dread of a feer of any premise without any companion, and of days of days public, do hereby certify unto all whom it may concern, that the undersigned wife (saves) of the above named mortgagoris respectively, did this day appear before me, and each, upon being privately and separately examined by me, and of the save named mortgagoris respectively, did this day appear before me, and each, upon being privately and separately examined by me, and of the save named mortgagoris respectively, did this day appear before me, and each, upon being privately and separately examined by me, and of the save named mortgagoris respectively, did this day appear before me, and each, upon being privately and separately examined by me, and all me respectively examined by an appear before me, and each, upon being privately and separately and separately and separately and separately examined by me, and all me respectively examined by me, and all me respectivel	COUNTY OF GREENVILL	,	the undersione	ed witness and made oath that (s'he sav	y the within named mortgagor sign.
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COUNTY OF GREENVILLE [A the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (Aires) of the above named motigagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarity, and without any compulson, dead of clare of any person whomosever, renounce, release and forever relayed by me, and state that she does freely, voluntarity, and without any compulson, dead of fear of any person whomosever, renounce, release and forever relayed and forever relayed and singular the premises within mentioned and released. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE COUNTY OF GREENVILLE RECORDED NOV 20 74 12595 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE COUNTY OF GREENVILLE RECORDED NOV 20 74 12595 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE COUNTY OF GREENVILLE RECORDED NOV 20 74 12595 A GARRETT & GARRETT & GARRETT A GENERALLY OF GREENVILLE COUNTY OF GREENVILLE Notary Public for South Carolina. My Commission Expires: A General Large of Real Estate Northway of Tool Memory of Real Estate A Greenville S. C. 29668 A No. 12895 P. M. TOOL SOUTH CAROLINA COUNTY OF GREENVILLE COUNTY OF GREENVILLE COUNTY OF GREENVILLE COUNTY OF GREENVILLE A GENERALLY OF GREENVILLE A GENERALLY OF GREENVILLE A GENERALLY OF GREENVILLE COUNTY OF GREENVILLE A GENERALLY OF GREENVILLE A GENERALLY OF GREENVILLE COUNTY OF GREENVILLE A GENERALLY OF GREENVILLE A GENERALLY OF GREENVILLE COUNTY OF GREENVILLE A GENERALLY OF GREENVILLE	Notary Public for South-Carolin		L)	Juanita,	H. Bray
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