

153 758

3526

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgage for such further sums as may be advanced by the Mortgagor to the Mortgagor, or to the Mortgagor's heirs, executors, administrators, successors and assigns, for the payment of taxes, insurance premiums, public assessments, interest on the principal sum, and other expenses of the property, and that the Mortgagor shall also secure the Mortgagor for any further amounts advanced by the Mortgagor so long as the total indebtedness thus created does not exceed the original amount of the principal sum, and that any such amounts so advanced shall bear interest at the same rate as the mortgage debt and shall be paid in monthly installments as provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and shall be responsible from time to time by the Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the amount of the mortgage debt, or in such amounts as may be required by the Mortgagor, and in a manner acceptable to it, and that all such losses and renewals thereof shall be held by the Mortgagor, and have attached thereto loss prevention clauses in favor of, and insurance acceptable to, the Mortgagor, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagor the proceeds of any policies covering the mortgaged premises and does hereby authorize such insurance company concerned to make payment for a loss directly to the Mortgagor, 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 fail to do so, the Mortgagor 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 hereinunder, 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 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, and the Mortgagor become a party of any suit involving this Mortgage or the title to the premises mortgaged 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 of court, or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon be recovered and paid by the Mortgagor, immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and own the property above described 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 fails to pay 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 accrue to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever usage 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 20th day of February 1975.

SIGNED, sealed and delivered in the presence of:

Frances H. Bennett
Dimilia C. Hall

Charles Bennett (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of February 1975.

Dimilia C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

Frances H. Bennett

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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

20th
1975.

Dimilia C. Hall (SEAL)
Notary Public for South Carolina.
My commission expires: 11-12-79

Frances H. Bennett

RECORDED FEB 21 '75 19578
At 12:33 P.M.

FEB 21 1975
WILKINS & WILKINS
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY OF GREENVILLE
CHARLES BENNETT 19578 X
REC'D BY
PARKER S. COOPER
4328 NW-2

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 21st day of February
1975 at 12:33 P.M. recorded in
Book 1333 of Mortgages, page
As No. 19578

Register of Deeds, Conveyancing
Greenville County
\$17,000.00
WILKINS & WILKINS, Attorneys
At Law
Greenville, S.C.
Lots 24 & 25 Friendly St.
Blk A Ft. Inn