The Mortgagor further coverants and agrees as follows It. That this mortgage shall secure the Mortgagee for such that we same as may be a harmed recenfler, at goe, for the payment of trees, insurence premiume, public associants, reports or other payment to the contents of the instruments of the payment of the Morragade for any further leans, a lyances, readvantes or in its that may be much be noticed the Morragade the Morragade as long as the total in bit mass that so are belows not exceed the original amount sports of the first of the Administration of the first payment of the first payment of the content o advanted shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless. The oxise provided in writing.

12. That it will keep the improvements now existing or beredier creeted on the mortraged property instead as may be required from time by the Mortgagee against loss by fire and any other hazar is 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, as I that all such policles and thereof shall be laid by the Mortgagee, and have attrached thereto has payable classes in favor of, and in form an optiable 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 standard ways have been been due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the protested premises and dies hereby authorize each insurance company concerned to make paym at for a loss directly to the Mortgage, to the extent of the belance 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgavee 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 mongage 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.

That it hereby assigns all rents, issues and profits of the mort gazed premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having juris liction 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 mortgager 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 trust the nature of the data occurred baraba. toward the payment of the debt secured hereby.

16) 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 soms 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 banks of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's for, shall thereupon become due and payable inconditably or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected be morder.

(7) That the Mortgagor shall hold and enjoy the propless allower one open intil there is a default under this mortgage or in the note secured herely. It is the tope meaning of this instrument that if the Marragar shall fully perform all the terms, conditions, and convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and vaids otherwise to remain in full force and (S) That the covenints herein centained shall hind, and the lienefits and advantages shall inute to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. We never 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 9th lay of sealed and delivered in the presence STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE 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. 9th day of April SWORN to before me this Notary Public for South Catolina. My Commission Expires: STATE OF SOUTH CAROLINA Mortgagor Not NO RENUNCIATION OF DOWER COUNTY OF GREENVILLE 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 whorsso ver, 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 1974. April day of (SEAL) Notary Public for South Carolina. My commission expires: RECORDED FEB 26 '75 Tract As No. 19921 2,790.58 Mortgage K HUBERT 2=14.8 时 •

W. A. Seybt & Co., Office Supplies, Greenville, S. C. Form No. 142 legister of Mesne Conveyance Acs. 011 Keeler SM-8-72

hereby certify that the day of within Mortgage recorded

Real Estate

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SOUTH CAROLINA

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