en un night <del>alle bereiten bereit</del> in der eine

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mo gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herei This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. 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.
- (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 Mortgages against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgages against loss by tire and any other nazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages 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 loan, 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.
- 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
- (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 mortgager 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 Moragagor 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 Mortgage 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 atterney 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.

NITNESS the Mortgagor's handiGNED, sealed and delivered	d and seal this 15th.	. December	1975. ty S. Nut	f
1 1997		X	7	/ (SEAL)
Jud VI TICI		n. want i v v v v denne den der der der		•
		and the second s		(SEAL)
				(SEAL)
STATE OF SOUTH CAROLINA	. (	PRO	BATE	
COUNTY OF Pickens	ÿ			
gagor sign, seal and as its act witnessed the execution there	and deed deliver the within	the undersigned witness and n written instrument and tha	made oath that (s)he saw is (s)he, with the other wi	the within named mort- tness subscribed above
SWORN to before me this 1		19 75.		
1 VATEL	SEAL (SEAL	) Life	- Winslett	
1110 4-1-1-11021				
Notary Public for South Caroling Commission Expires Detail	lima.			
Notary Public for South Caroling Commission Expres School	ina. Per 19, 1980		ON OF DOWER	
My Commission Expires Lette	lina. 19, 1931	RENUNCIATIO	ON OF DOWER	ancers that the under-
STATE OF SOUTH CAROLINATION OF Signed wife (wives) of the abarataly examined by me, did ever, renounce, release and foterest and estate, and all her	I, the undersigned No ove named mortgagor(s) res declare that she does freel rever relinquish unto the n right and claim of dower of		y unto all whom it may co before me, and each, upon y compulsion, dread or fear se's(s') heirs or successors	being privately and sep- of any person whomso- and assigns, all her in-
STATE OF SOUTH CAROLINATION OF Signed wife (wives) of the abover, renounce, release and forerest and estate, and all her GIVEN under my hand and so	I, the undersigned No ove named mortgagor(s) res declare that she does freel rever relinquish unto the n right and claim of dower of	RENUNCIATION TENUNCIATION TO THE PUBLIC, do hereby certify pectively, did this day appear y, voluntarily, and without any nortgages and the mortgages	y unto all whom it may co before me, and each, upon y compulsion, dread or fear se's(s') heirs or successors	being privately and sep- of any person whomso- and assigns, all her in-
STATE OF SOUTH CAROLINATION OF Signed wife (wives) of the abarataly examined by me, did ever, renounce, release and foterest and estate, and all her	I, the undersigned No ove named mortgagor(s) res declare that she does freel rever relinquish unto the night and claim of dower creal this	RENUNCIATION TERMINATION TO THE PUBLIC, do hereby certify pectively, did this day appear y, voluntarily, and without any nortgagee(s) and the mortgage f, in and to all and singular the period of the	y unto all whom it may co before me, and each, upon y compulsion, dread or fear se's(s') heirs or successors	being privately and sep- of any person whomso- and assigns, all her in-
STATE OF SOUTH CAROLINA COUNTY OF signed wife (wives) of the ab- arately examined by me, did aver, renounce, release and fo- terest and estate, and all her GIVEN under my hand and so day of	I, the undersigned No ove named mortgagor(s) res declare that she does freet rever relinquish unto the named this	RENUNCIATION TERM TO THE PROPERTY Public, do hereby certify pectively, did this day appear y, voluntarily, and without any nortgagee(s) and the mortgage f, in and to all and singular the control of the period of the control of the	y unto all whom it may cobefore me, and each, upon y compulsion, dread or fearer's(s') heirs or successors he premises within mention	being privately and sep- of any person whomso- and assigns, all her in- ned and released.
STATE OF SOUTH CAROLINA COUNTY OF signed wife (wives) of the ab- arately examined by me, did aver, renounce, release and fo- terest and estate, and all her GIVEN under my hand and so day of	I, the undersigned No ove named mortgagor(s) residectare that she does freetwever relinquish unto the night and claim of dower creat this	RENUNCIATION TERMINATION TO THE PUBLIC, do hereby certify pectively, did this day appear y, voluntarily, and without any nortgagee(s) and the mortgage f, in and to all and singular the period of the	y unto all whom it may cobefore me, and each, upon y compulsion, dread or fearer's(s') heirs or successors he premises within mention	being privately and sep- of any person whomso- and assigns, all her in- ned and released.
STATE OF SOUTH CAROLINA COUNTY OF signed wife (wives) of the ab- arately examined by me, did aver, renounce, release and fo- terest and estate, and all her GIVEN under my hand and so day of	I, the undersigned No ove named mortgagor(s) res declare that she does freet rever relinquish unto the named this	RENUNCIATION TERM TO THE PROPERTY Public, do hereby certify pectively, did this day appear y, voluntarily, and without any nortgagee(s) and the mortgage f, in and to all and singular the control of the period of the control of the	y unto all whom it may cobefore me, and each, upon y compulsion, dread or fearer's(s') heirs or successors he premises within mention	being privately and sep- of any person whomso- and assigns, all her in- ned and released.