

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, repairs or other expenses incident to the ownership of the property, and shall also secure the Mortgagor for any further loans, advances, re-bances or credits that may be made in relation to the Mortgagor by the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount of \$10,000.00 on the face thereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor 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 Mortgagor against loss by fire and any other hazards specified by Mortgagor, in amounts not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor 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 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 item that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagor shall pay to the Mortgagor all 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, taxes 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 herein, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at his discretion, 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, or should the Mortgagor 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 Mortgagor, and a reasonable attorney's fee, shall then and forever become due and payable immediately 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 enjoy the premises 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 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, administrators, successors and assigns, of the parties hereto. Whenever 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 20th day of May 1976

SIGNED, sealed and delivered in the presence of

Stanley P. Gallimore

Stanley P. Gallimore (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Persönally appeared the undersigned witness and made oath that he saw the within named mortgagor sign, seal and affix his or her mark and deliver the within written instrument and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20 day of May 1976.

Albert S. J. Jr.

(SEAL)

Stanley P. Gallimore

Notary Public for South Carolina

My Commission Expires

July 14, 1977

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

20th

day of

May

1976.

(SEAL)

Notary Public for South Carolina

My commission expires

July 14, 1977

RECORDED

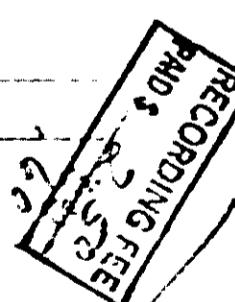
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INDEXED

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STANLEY P. GALLIMORE
X-3447-X

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

POSTAGE	PAID
40¢	✓

Mortgage of Real Estate
TO
ROY A. LOCKABY
R. A. Lockaby
P.O. Box 29690
Greenville, SC 29629
Attn: Roy A. Lockaby
Date: 25th day of May 1976
Time: 4:24 P.M. recorded in
Book 1368, page 183
Ac No: 29690

\$1,500.00
1.09 Acres County Rd.

Register of Deeds Conveyance Greenville County
W. A. Nease & Co., Office Supplies, Greenville, S. C.
Form No. 142
4M-N/74

X-3447-X
F-2-N 8284