- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. 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.
- 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 dirbt whether does a not the Mortgage debt, whether due or not
- That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction hain, that it will confirm a struction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whetever repurs are necessary, including the completion of any construction work underway, and charge the expenses for such repurs or the complete as 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 marraical 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 mortgaged premises from and after any default hereunder, and agrees that, should lead proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, app int 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 root of the 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 scented ber by
- 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 Mortgage, all sums then owing by the Mortgagor to the Mortgage shall become immediately due and payable, and this mortgage may be forced said 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 an attorney of low for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall therefore the come 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. recovered all or hested herounder.

That the Mortgager shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured here in it is the true meaning of this instrument that if the Mortgager 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 That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administraters, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered this December 19 7 E SIGNED, sealed and delivered in the presence of .(LŜ) Builders, Incerporation J. Prince . Secretary STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor by it's duly authorized office(s) sign, seal and as its act and deed of said corporation executed and deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 23rd day of December 19.76 Machael officerian SEAL Notary Public for South Carolina My Commission Expires. 17036 At 3:08 P.M. RECORDED DEC 25 /0 r of Mesne Conveyance, Greenville County tily that the within Mortizge has been this. ortgage OF SOUTH CAROLINA MEY AT LAW L O. HALLMAN .LE, S. C. 29501 LIAMS STREET Michigan Brand X Marshbooks After and State Brand State

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