- (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 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 held by therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does 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 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.
- (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 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 mortgagor and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the
- (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 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 hands of any attorney 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, administrators, 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.

ALL OF SOUTH CAROLINA DUNTY OF GREENVILLE Personally appeared the underrigned witness and made outh that (sibe saw the within named mortgager sign, all and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the execution reced NORN to before me this 16th day of August 19 78. ALL OF SOUTH CAROLINA DUNTY OF GREENVILLE LOUNTY OF GREENVILLE
HELEN S. HUGGINS TATE OF SOUTH CAROLINA DUNTY OF GREENVILLE al and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution etcol. WORN to before me this 16th day of August 1978. ACCOUNTY OF GREENVILLE (SEAL) OUNTY OF GREENVILLE (I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever independent of the mortageges and the mortageges and the mortageges and the mortageges and the mortageges within mentioned and released. WENNEY OF AUGUST 1978 WENNEY OF GREENVILLE (SEAL) AUGUST 1978 HELEN S. HUGGINS STATE RECORDED AUG 18 1978 at 10:55 A.M.
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Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor sign, with the other witness subscribed above witnessed the execution ereof. NORN to before me this 16th day of August 1978. And the standard of South Carolina. 8/4/79 NORN to before me this 16th day of August 1978. And the standard of South Carolina (SEAL) obtained by Commission Expires: In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife witness of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, thoughts unto the mortgage(s) and the mortgage(s) heris or successors and assigns, all her interest and estate, and all her right and claim follower of, in and to all and singular the premises within mentioned and released. NEN under my hand and seal this that of August 1978 HELEN S. HUGGINS RECORDED AUG 18 1978 at 10:55 A.M.
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, all and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution ereof. NORN to before me this 16th day of August 1978. Male of South Carolina. (SEAL) Outry Public for South Carolina. 8/4/79 MALE OF SOUTH CAROLINA OUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife and declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomoever, renounce, release and forever hinquish unto the mortgagers and the mortgagers within mentioned and released. WEN under my hand and seal this other of August 1978 HELEN S. HUGGINS RECORDED AUG 18 1978 at 10:55 A.M.
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, all and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution ereof. NORN to before me this 16th day of August 1978. Action of Protection (SEAL) Otary Public for South Carolina. BY Commission Expires: In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomoever, renounce, release and forever hinquish unto the mortgagers and the mortgagers before me, and each, upon being privately and separately examined by me, dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this Withday of August 19 78 HELEN S. HUGGINS RECORDED AUG 1 8 1978 at 10:55 A.M.
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, erect. NORN to before me this 16th day of August 1978. August 1978. ALL ACCOUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife witness of any person whomsoever, renounce, release and forever through unto the mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me through unto the mortgagor(s) and the mortgager(s) heurs or successors and assigns, all her interest and estate, and all her right and claim (SEAL) WENUNCIATION OF DOWER DUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife with the does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever through unto the mortgagee(s) and the mortgagee(s) heurs or successors and assigns, all her interest and estate, and all her right and claim dover of, in and to all and singular the premises within mentioned and released. WENUNCIATION OF DOWER RENUNCIATION OF THE WITCH OF THE WITCH OF THE WITCH OF THE WITCH OF THE
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Junty OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife interest of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, it declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever inquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this that of August 19 78 HELEN S. HUGGINS RECORDED AUG 1 8 1978 at 10:55 A.M.
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