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**为主义是公主,** 

the Mortgagor runther covenants and agrees as follows:

- (I) 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 convenants herein. This mortgage shall also secure the Mortgagee for any further local, alkanes, readvantes or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total and bleedness thus or med does not exceed the original and out shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage dold and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the region and to we existing or hereafter erected on the mortgaged property i sured as may be required from time to time by the Mortgagee against loss by five and any other hizards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amount is as may be required by the Mortgagee, and the Mortgagee, and in companies a ceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and has sured by the Mortgagee, and that it will pay all premiums therefor when the surd it at those here by assign to the Mortgage the proceeds of any policy insuring the mortgaged premises and does hereby authority each usure a complete or not 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 be polling a relative to the esting or hereafter erected in good repair, and, in the case of a construction loan, that it will continue to still the office and the estingtion and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whetever requires are necessary and have the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the restricted lebt.
- (4) That it will pay when does all times public seesments, and other governmental or municipal charges, fines or other impositions against the mortgaged premies. That it will comply with all a comply and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assizus all rests 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 fell 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 try of the terms, conditions, or covernants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee all subsisting the covernants by 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 atterney at liw for collinton 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 coverants 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

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	Mortgages, page 934  Register of Mesne Conveyance	••	t hereby certify that the within Mortgage has been this. 22n	Mortgage of Real Estate	SOUTHERN BANK & TRUST COMPANY P. O. BOX 189 PIEDMONT, S. C. 29673		LLOYD R, BERRY ROUTE 6 PIEDMONT,S.C, 29673	COUNTY OF	STATE OF SOUTH CAROLINA	4
	Greenvinits act and the me this of South Caro are expired. The CARO Greenvin that she doen to the mortand to all and to all and to all and to all and to show a South Caro a South Caro and to South Caro and Sout	Greenville  its act and deed deliver te me this 25 day  South Carolina.  Creenville  Above named mortgagor(s) that she does freely, volunto the mortgager(s) and and to all and singular thy hand and seal this  PECO  RECO	Greenville  Personally its act and deed deliver the within the me this 25 day of January of the Carolina.  Carpires 7/24/79  UTH CAROLINA  Greenville  I, the understand that she does freely, voluntarily, an into the mortgager(s) and the mortgager of the mortgager of the carolina of the control of the control of the carolina of the carolina.  BECORDED  RECORDED	Greenville  Personally appeared the sits act and deed deliver the within written institute me this 25 day of July  A. Acceleration (SEAL)  South Carolina.  A. expires 7/24/79  UTH CAROLINA  Greenville  I, the undersigned Notang that she does freely, voluntarily, and without a note the mortgager(s) and the mortgager's(s') he and to all and singular the premises within menty hand and seal this  19  South Carolina.  RECORDED AUG 2 2	Personally appeared the undersigned its act and deed deliver the within written instrument and the re me this 25 day of July 19  A. Buckhier Law (SEAL)  r South Carolina.  The expires 7/24/79  UTH CAROLINA  Greenville  I, the undersigned Notary Public, do be above named mortgagor(s) respectively, did this day appear that she does freely, voluntarily, and without any compulsion note the mortgagee(s) and the mortgagee's(s') heirs or success and to all and singular the premises within mentioned and resy hand and seal this  19  (SEAL)  RECORDED AUG 2 2 1978	Greenville  Personally appeared the undersigned witness and made its act and deed deliver the within written instrument and that (s)he, with the original content of the methics of the mortgager (s) respectively, did this day appear before me, and each, that she does freely, voluntarily, and without any compulsion, dread or fear of ar not the mortgager (s) and the mortgager (s') being or successors and assigns, all be and to all and singular the premises within mentioned and released.  WECORDED AUG 2 2 1978 at 2:59	Greenville  Personally appeared the undersigned witness and made oath that its act and deed deliver the within written instrument and that (s) he, with the other witness are me this 25 day of July  19 78  Acceptable (SEAL)  Acceptable (SEAL)  To Acceptable (SEAL)  I, the undersigned Notary Public, do bereby certify unto all whom it a show named mortgagor(s) respectively, did this day appear before me, and each, upon bein that she does freely, voluntarily, and without any compulsion, dread or fear of any person with the mortgagor(s) and the mortgage's(s') beits or successors and assigns, all her interest and to all and signal rule premises within mentioned and released.  Second Carolina.  Second Carolina.  Second Carolina.	Greenville  Personally appeared the undersigned witness and made oath that (she saw the its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed at the me this 25 day of July 19 .78  A South Carolina.  PROBATE  Personally appeared the undersigned witness and made oath that (she saw the its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed at the me this 25 day of July 19 .78  A South Carolina.  PROBATE  Personally appeared the undersigned witness and made oath that (she saw the instrument of the witness subscribed at the control of July 19 .78  RECORDED AUG 22 1978 at 2:59 P.M.	Greenville  Personally appeared the undersigned witness and made oath that (sibe saw the within n its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witness to the me this 25 day of July 19 . 78  **A. **Lockhein Lock**  South Carolina.  **A. **Experience**  The Acquired Renunciation of Dower Single Street Carolina.  **The undersigned Notary Public, do bereby certify unto all whom it may concern, that the treates named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separate that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, and to all and singular the premises within mentioned and released.  **Youth Carolina.**  (SEAL.)  **RECORDED**  **AUG 2 2 1978 at 2:59 P.M.**	Greenville  Personally appeared the undersigned witness and made oath that (she saw the within named mortga its act and deed deliver the within written instrument and that (she with the other witness subscribed above witnessed the ere me this 25 day of July 19 .78  A. Auchthisture (SEAL)  The Carolina  A. expires 7/24/79  With Carolina  A. expires 7/24/79  With Carolina  The undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned with the she does feely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and that the mortgage (s) in the mortgage (s) and the mortgage (s) beins or successors and assigns, all her interest and estate, and all her right and chand and seal this  19  (SEAL)  (SEAL)  (SEAL)  SOUTH Carolina.