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- (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 convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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 dold and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improve note now existing or hereafter erected on the mortgaged property i smed 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 struck if thereto loss payable clauses in floor 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 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 reads, 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 reads, issues and profits, including a reasonable read 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 proceeding and the execution of its trust as receiver, shall apply the residue of the reads, 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 Mortgagee 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 Morigagor 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 xnortgage, 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.

gender shall be applicable to all genders.				
WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:	day of	October 1978	<i>.</i>	٨
Baylla		Koher OH	. Wus	nneh. (SEAL)
Sandra & Barbrey	•			•
The state of the s	-			(SEAL)
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	_			(SEAL)
STATE OF SOUTH CAROLINA		PROBATE		
COUNTY OF GREENVILLE				
Personally appeared sign, seal and as its act and deed deliver the within written it tion thereof.		I witness and made oath that (s)hat (s)he, with the other witness su		
SWORN tefore me this 4 day of October	19 78		. L	0 1
Notary Public for South Cardina. (SEAL)		XIMCUNU	V. 17.	Barbrey_
My Commission Expires: 10-18-86				
STATE OF SOUTH CAROLINA		RENUNCIATION OF DOWER		
COUNTY OF GREENVILLE				
I, the undersigned Not (wives) of the above named mortgagor(s) respectively, did me, did declare that she does freely, voluntarily, and without	this day appear l	reby certify unto all whom it may before me, and each, upon being pu- dread or fear of any rerson who	rivately and s	separately examined by
ever relinquish unto the mortgagee(s) and the mortgagee's(s') of dower of, in and to all and singular the premises within a	) heirs or successo	ors and assigns, all her interest and	estate, and	all her right and claim
GIVEN under my hand and seal this		Jakana)	L Usi	,
4 day of October 19 78		TO VOINE X		nne
Notary Public for South Carolina.  y Commission Expires: 10-18-86	(SEAL)			151
RECORDED OCT	5 1978	at 1:59 P.M.		10904g
thereby certify that the within May of October  at 1:59 P.M. moord  at 1:59 P.M. moord  352  Mortgages, page 352  Register of Mesne Conveyance G.  LAW OFFICAL  \$4,500.00  \$1,500.00  Vill. Houses, F.W.  Vill. Houses, F.W.		L.J.	Rot	STATE OF SOUTH CARCOUNTY OF GREENVILLE
of 1:59 1:59 kter of M 162 162	3		Robert H. Wynne, Jr.	THE ATT
October October S9 P. M. 352 Page 352 LAW O.00 2 Fifth A Houses, F	Mortgage of	on it as	æ	7 0 3 C
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	چ	TO Grastie, C.M. Gra Lonie Mae Clayton		AR COL
thereby certify that the within Mortgage has been this. 5th day of October 1978  at 1:59 P.M. moorded in Book 1446.  Mortgages, page 352 As No. 1446.  Register of Mesne Conveyance GreenVille Coulous 162 Fifth Ave.  Vill. Houses, F.W. Poe Mfg. Co.	Real	TO Grastie, C.M. Grastic Lonie Mae Clayton		STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE
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