the Mortgagor nurther 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 leans, 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 debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvement now existing or hereafter erected on the mortgaged property i sured 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 an eptable 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 complete contented 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 within interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whotever 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 mentage debt.

(4) That it will pay, when die, all taxes, public resessments, and other governmental or municipal charges, fines or other impositions against the mertgaged premies. 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 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 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 covariants 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 atterney 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 recorded and collected becomeder. 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.

and of the note secured hereby, that then this mortgage shall be to	a banda 1 - 1	one to make the Historia	to the recounties he	eira executors adminis-
(8) That the covenants herein contained shall hind, and the trators, successors and assigns, of the parties hereto. Whenever to gender shall be applicable to all genders.	ised the suignar's	em meiode un pro-	. <b></b>	ular, and the use of any
WITNESS the Mortgagor's hard and seal this Clear 10 SIGNED, sealed and delivered in the presence of:	day of Augu	ist	<sub>19</sub> 80 .	_
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE		
)	se understgred wi	tress and mych cal	h that (sike saw the	within named mortgagor
sign, seal and as its act and deed deliver the within written inst tion thereof.		s) be, with the cue	withers substribed as	and withersen the exerci-
SWORN to before me this 14 day of August	1900.			
Noting Public for South Carolina They Cornewissian &	4 pieco 10/14	186	Delliant	Rudod
STATE OF SOUTH CAROLINA				
COUNTY OF GREENVILLE	RJ	ENUNCIATION OF	F DOWER	
				that the undersigned wife
(wives) of the above named mortgagor(s) respectively, did the me, did declare that she does freely, voluntarily, and without ever relinquish unto the mortgagor(s) and the mortgagor(s).	beirs or successors	and assigns, all ber	person whomsoever, interest and estate, a	renomice, release and for- ind all her right and claim
of dower of, in and to all and singular the premises within to GIVEN under my hand and seal this	entioned and releas	,		
•		Voloi	u K. La	them
12 May of August 1980	(SEAL)			461461
Notary Public for South Carolina PETCORE AUG 18 1980 at 3	23 P.M.			4818
they of the Registr	•	မှ ၁၀	John	CO
thereby certify that the within Mortgage have of Aug.  Aug.  3:23 P.M. recorded in No.  Mortgages, page 614 A.  LAW OFFICES OF  HARRY C. WALKER  Suite 2B, Wilson  201 East North Si  Greenville, SC  \$7,000.00  Lots 4 & 5 Montclair  Highland Ter.	_	Joseph B. F 9 West Mont Greenville,		~ ~
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