DESCRIPTION OF THE PARTY OF THE

The Mortgagor further covenants and agrees as follows:

- (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 debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (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 hereto 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 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 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 recured 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be fore-closed. 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

COUNTY OF GREENVILLE Personally appeared the understgoed witness and made oath that (Ne saw the within named mortgoer sign, seal and as its set and deed deliver the within written instrument and that (1) he, with the other writness subscribed above writness of the circuity of the shown in the conference of the circuity of the shown named mortgaged (1) the understgoed writness and made oath that (1) he, with the other writness subscribed above writness of the circuity of the shown named mortgaged (1) respectively, did this day appear before one, and each, upon heing privately and separately assumed by new or subscribed above named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the shown named mortgaged (1) head of the circuity of the circui	WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: Party Burgley Pulsure.	Jack Galy 1981 Jack a Burnelu Mary Burnelu	_ (SEAL) _ (SEAL) _ (SEAL) _ (SEAL)
sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. WINDIN to before me this day of the south of the	'	PROBATE	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE The undersigned Netary Public, do bereby certify unto all whom it may concern, that the undersigned wife me did declare that the does freely south respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely south respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely south respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely south respectively, and separately examined by me, did declare that the does freely south respectively with mentioned and released. (SEAL) **RECORDED** **RECORDED** **AND THE OF SOUTH CAROLINA* **ON THE OF SOUTH CAROLINA* **PRAVELERS*)	A the analysis and any second and a second and a second and a	
COUNTY OF GREENVILLE I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wrives) of the above named mortgage (s) respectively, did this day appear before me, and each, upon being preintely and separately examined by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whomsever, renounce, release and forever relinquish unto the mortgage (s) and the mortgage (s) here is no successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this RECORDED JUL 7 1981 at 10:59 A.M. Notary Public for Sodih Carolina. Notary Public for Sodih Car	sign, seal and as its act and deed deliver the within written a tion thereof. SWORN to before me this 6 day of (SEAL) Notary public for South Carolina. 4-21-86	instrument and that (s)he, with the other witness subscribed above witnessed	the execu-
The undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgage(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whomsoever, renounce, release and forever refinedly unto the managere(s) and the mortgagere(s) has not necessors and assigns, all her interest and eastate, and all her right and claim of down of, in and the all and singular the premises within mentioned and released. GIVEN under my hand and seal this RECORDED JUL 17 1981 at 10:59 A.M. 1523 ALW OFFICES OF LAW OFFICES OF RAW LOSSEPH BURZINSKI and OUNTY OF GREENVILLE TRAAVELERS RESULT TO WARRY BURZINSKI and ON THE BANK OF TRAAVELERS RESULT TO TRAAVELERS RESULT TO STATE OF SOUTH CAROLINA OUNTY OF GREENVILLE TO TRAAVELERS RESULT AND OFFICES OF LAW OFFICES OF LAW OFFICES OF County of the above named mortgage with the within Mortgage has been thin 1247 1981 TO TO TRAAVELERS RESULT TO TRAAVELERS RESULT TO TO TRAAVELERS RESULT TO TRAAVELERS RESULT TO TRAAVELERS RESULT TO TO TRAAVELERS RESULT TO TO TRAAVELERS RESULT TO TRAAVELERS RESULT TO TO TO TO TO TO TO TO TO		RENUNCIATION OF DOWER	
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