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The	Mariasase	further	COYEDANIS	261001	25	MINER

- (1) That this mortgage shall secure the Mortgages for such fur than sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, resdyances or credits that may be made hereefter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages and otherwise considered in a state of the mortgage of the same rate as the mortgage debt and shall be payable on domand of the Mortgages. unless etherwise 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 Mortgages, against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in fevor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby author to each insurance company concerned to make payment for a less directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all imprevements now existing or hereafter erected in good repair, and, in the case of a construction lean, that it will continue construction until completion without intercuption, and should it fail to do so, the Martgagee 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 duo, 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
- (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 praceeding 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 covenants of this mortgage, or of the note secured hereby, then, at (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 Moragagor 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 mertgage 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 (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executers,

and the use of any gender shall be applicable to all genders.  WITNESS the Mortgegor's hand and seal this  SIGNED, sealed and delivered in the presence of:	July 1, 81  W. Darrell Martin, M.D. (SEAL)
Darbara on Harris	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE
gagor sign, seal and as its act and deed deliver the within written in witnessed the execution thereof.	signed witness and made oath that (s)he saw the within named r ortenstrument and that (s)he, with the other witness subscribed above  81
My Britis Ston Cexpires: 10-7-85	RENUNCIATION OF DOWER

county of Greenville )

I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, ralease and forever relinquish unto the mortgagee(s) and the mortgagea's(s') heirs or 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 1981 (SEAL) Matery Public for South Carolina. My Commission expires: 10-7-85 RECORDED AUG 3 1981 at 12:00 P.M. The 갂 0,000.00 Mortgage Palmetto Bank OF SOUTH CAROLINA ATTORNEYS AT LAW 32 W. Augusta Place GREENVILLE Real Greenville County 3 U Estate 1548 ş

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