19 82.

The Mortgagor number coverants and agrees as follows:

WITNESS the Mortgagor's hand and seal this

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be alwanced hereafter, at the option of the Mortgagee, for the payment or taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further bans, advances, readvances or credits that may be mide hereafter to the Mortgagor by the Mortgagee so ling as the total indeftedness that would 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 diff and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it is If keep the a proximate to now existing or hereafter erected on the mortgaged property i study as may be required from time to time by the Mortgagee account loss on five and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such a counts as may be removed by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by 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 as thereby as thereby as thereby as thereby as thereby each mortgage, to the extent of the balance owing on the Mortgage debt, whether due or not
- (3) That it is Il keep all leaps to write two costing or hereafter erected in good repair, and, in the case of a construction lean, that it will continue construction and I coupliness without interruptions and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whetever repairs are recessing well-door the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the neutropy delat.
- (4) That it will pay when d = all tives public assessments, and other governmental or municipal charges fines or other impositions against the mortgaged premiers. That it will consolv with all consentmental and municipal laws and regulations affecting the mortgaged premises.
- 5) That it berely assizus all tests issues and profits of the mortgaged premises from and after any default berounder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisduction 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 deflecting 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 coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage all some than 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 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 berein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns, of the parties bereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day of

August

9th

AND THE PROPERTY OF THE RESERVE OF THE PROPERTY OF THE PROPERT

SIGNED gealed and delighted in	be presence of:	PREMIER INVESTMENT_CO	., INC.
John D. C.	heros	BY: Alone M. () of	Kul (SEAL)
Mark 6	Alema	President	(SERE)
JAMEN O	ocoma		(SEAL)
	•		SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA	}	DDOD 1770	
COUNTY OF Greenvill	(PROBATE	
sign, seal and as its act and deed tion thereof.	Personally appeared the under deliver the within written instrument a	rsigned witness and made oath that (s)he saw the with and that (s)he, with the other witness subscribed above	in named mortgagor witnessed the execu-
Notary Public for South Carolina.	selma (SEAL)	John G. U	eros
My Comm. expir	es 3/26/89		
STATE OF SOUTH CAROLINA		\mathcal{O}	
COUNTY OF	}	RENUNCIATION OF DOWER	
of dower of, in and to all and size CIVEN under my hand and seal the day of	ngular the premises within mentioned a	excessors and assigns, all her interest and estate, and all and released.	
Variable for Control	(SEAL.)		
Notary Public for South Carolina.	0 1982 at 3:44 P.M.	•	3443
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\$13,346.00 FFICES OF Lot 271 Canebrake III	Mortgage of Real Estate I hereby certify that the within Mortgage has been this 10th day of	Premier Investment Co., Inc. TO Southern Service Corporation	JOHN G. CHEROS, ATTORNEY X3.1.300 EAST WASHINGTON STREET AND 101982 JC1579 mail to: AUG 101982 STATE OF SOUTH CAROLINA COUNTY OF CREENWILLE