800K 1578 PAGE 264 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 (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 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 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. provided in writing. (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 mo.tgaged

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(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 attended in 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 covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor 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 convenants 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

use of any gender shall be applicable to all genders.				ural the singular, an	
WITNESS the Mortgagor's hand and seal this 20th	day of	August	19 82		
SIGNED, sealed and delivered in the presence of:		101	150 B		
Chytice Z. Chifto	4	legen,	Suls	<u> </u>	EAL)
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	Je	an F. Estes	}		
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROB	ATE		
Personally appeared the undersigned witness and mortgagor's(s') act and deed, deliver the within written execution thereof. SWORN to before me this 20 the day of Augustus Public for South Carolina	Mortgage, and	(s)he saw the within that (s)he with the control of	other witness subscrib	s) sign, seal and as sed above, witnesses	s the
My commission expires: 11-19-90		_	0		
STATE OF SOUTH CAROLINA	-	ENTRY OT A TRANS	NOWER		
COUNTY OF GREENVILLE		ENUNCIATION OF	all whom it may con	nem that the under	rim.
ed wife (wives) of the above named mortgagor(s) respective examined by me, did declare that she does freely, voluntate nounce, release and forever relinquish unto the mortgagee(s) and all her right and claim of dower of, in and to all and	vely, did this da trily, and without s) and the morte	ny appear before me, nt any compulsion, c gagee's(s') hem or suc	and each, upon being fread or fear of any cessors and assigns, a	privately and separ person whomsoever	rately r. re-
GIVEN under my hand and seal this 20th May of August 1982	_	flee	1/100		
			too		
20th day of August (1982	(SFAL)	Jean F. Es	tes		
Notary Public for South Carolina. My commission expires: 11-19-90	(SEAL)	Jean F. Es			-
Notary Public for South Carolina. My commission expires: 11-19-90 RECORDED AUG 2 0 1982 at	(SEAL)(SEAL)		ces	4299	-
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Notary Public for South Carolina. My commission expires: 11-19-90 RECORDED AUG 20 1982 at	Mortgage of Real Estate	L and P Enterprises	Stephen R. Estes Jean F. Estes	GOUNTY OF	STATE OF SOUTH CAROLINA

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