the Milingager further coverant, and agrees as follows

I have the mostrage shall secure the blockater took in furthe sums as may be a trained bereafter, at the option of the Morroger, it is the particular tax as recurrence premium, putil accordingly in other purposes pursuant to the consecution of its
morroage shall a so recure the Mortgagee for any further many amount, a readvances or credits that may be made in reatter to the Mortgager
to the Mortgagee in long as the tital in believes thus secured dies not exceed the criminal amount so an on the face forced. All the so
whenced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless of criminal
according to prising. provided in writing.

12 That it will keep the improvements now empting or hereafter elected on the mortgaged property insured as may be required from Inar it will keep the improvements now ensing 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 on amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and an companies acceptable to it, and that all such policies and renearly thereof shall be held by the Mortgagee, and have attached thereto loss payable dauses 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 matures the mortgaged premises and does hereby authorize each invariance company concerned to make payment for a loss directly to 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 into 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 con-pletion to the mortgage debt.

That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, lines 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 Chimbers or oth miss, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rects, issuer and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged and after deducing all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the tents, issues and profits toward the payment of the deht secured hereby.

toward the payment of the note secured nerely.

16: 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 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 hards of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's few, 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 here under.

That the Morreagor shall hold and entroy 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

(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 loreto. Whenever used, the singular shall include the plural, the piural the singular, and the use of any gender shall be applicable to all genders

NTTNESS the Mortgagor's hand SIGNED, shaled and delivered in		day of August 1983	
	h. trlsl1	Longham L' James	(SEAL)
2 1 1	P	Jøsephine B. Davis	
Dunier.	10212	- / 	(SEAL)
		·/	SEAL)
			(SEAL)
STATE OF SOUTH CAROLIN	>		
COUNTY OF GREENWILL	E }	PROBATE	
nessed the execution thereof. SWORN to before me this also Notage Public for South Caroli My Commission Expires: 2-	1. 126-21	SEAL SEAL DENTA 1 Cra	Л
STATE OF SOUTH CAROLIS COUNTY OF	}	NO RENUNCIATION OF DOWER FEMALE MORE	
examined by me, did declare to	umed mortgagors' respective	Notary Public, do hereby certify unto all whom it may concern, the sely, did this day appear before me, and each, upon being privatel rily, and without any compulsion, dread or fear of any person to and the mortgager(x's') heirs or successors and assigns, all her intimingular the premises within mentioned and released.	A THE RESIDENCE IS
CIVEN under my hand and se	al this		
day of	19 .		
Notary Public foe South Carolin My commission expires:	a Recorded Augu	ust 4, 1983 at 10:26 A.M. 11	15
		• •	

\$13,000.00 Let 10 Menne Conveyance gage of Real Estate cuty that the within Mortgage has been | day of | THE CONTRACT OF THE PARTY OF TH of Mortgages, page-August Greenville. AM provided in

LaDello H. Davenport

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osephine B. Davis

LAW OFFICES OF X.11. Y OF CREENVILLE E OF SOUTH CAROLINA

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