The Mortgager further covenants and agrees as follows:

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

- gages, for the payment of taxes, insurance premiums, public assatsments, repairs or other purposes pursuant to the extensity herein. This mertgage shall also secure the Martgages for any further leans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mertgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums to advanced shall beer interest at the same rate as the martgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing. [1] That this mortgage shall secure the Mortgages for such fur that sums as may be advanced hereafter, at the option of the More
- (2) That It will keep the improvements now existing or hereafter erected on the mostgaged property insured as may be required from time to time by the Martgages against less by fire and any other hexards specified by Martgages, in an amount not less than the mortgage dobt, or in such amounts as may be required by the Martgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Martgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Martgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Martgages the proceeds of any policy insuring the mertgages premises and does hereby author to each insurance company concerned to make payment for a loss directly to the Martgages, to the eatent of the balance owing on the Martgage dobt, 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 loan, that it will continue construction until completion without interruption, and should it fall to do so, the Martgages 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 martgage debt.
- (4) That is will pay, when duz, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mertgaged premises. That is will comply with all governmental and municipal laws and regulations affecting the mertgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, 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 gremises 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 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 mo-tgage, or of the note secured hereby, then, at the option of the Martgagee, all sums then exing by the Maragager to the Martgagee 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 Martgagee become a party of any juit invelving this Martgage 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 afterney at law for collection by suit or otherwise, all costs and expenses incurred by the Martgagee, and a reasonable attorney's fee, shall thereugen become due and payable immediately or on demand, at the option of the Martgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgager shall held end enjoy the premises above conveyed until there is a default under this mortgage or in the secured hereby. It is the true meaning of this instrument that if the Mortgager 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 inver to, the respective heirs, executors, administrators, successors and essigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders. 18th and November d and seel 1912 (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned without and made ooth that (sibe saw the within named r orbiged deliver the within written instrument and thur (sibe, with the other witness subscribed above 1183 18 th. November

I, the undersigned Notery Public, do hereby certify under all whom it may consern, that the undersigned wife (wives) of the above named merbague(s) respectively, d if this day appear before me, and each upon being privately and an arabely examined by me, did declare that she does freely, voluntarily, and unthout any compulsion, dreed or fear d any person whoma ever, renounce, release and forever relanguish unto the merbagges(s) and the merbagges's(s') heirs or successors and essigns, all her forest and extens, and all her right and claim of dower of, in and to all and ungular the premises within mentioned and released.

RENUNCIATION OF DOWER

Jeulle Benner 18th w/ November 19 83 ___. (SEAL) 46213 RECORDED NOV 18 1983 at 2:51: P. M. First Citizens Bank & Trust Co Richard Bennon UNTY OF GREENVILLE ATE OF SOUTH CAROLINA pater of Moone Converent incomy !] ! ! raby carsify that the within Mortgage has been this 18th November 2:51 Pla recorded in Book Mortgage of Real Estate Enoree Hts. \$13.056.60 Lot# 29 & 28 Enorce Ct.

ETER J. SASSO, JR

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