1984

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LA HONORA WAS

SECTION OF THE PROPERTY.

The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this

SIGNED, sealed and delivered in the livesence of:

- (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 consenants 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 indebtedness 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 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 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 hereto 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.
- (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 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 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 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 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 fore-closed. 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 herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. 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 February

29th

STATE OF SOUTH CAROLINA		PROBATE								:
COUNTY OF GREENVILLE			Personally appeared the understoned witness and made outh that (sike saw the within named mortgagor							
sign, seal and as its act tion thereof.	and deed del	iver the wit	hin written instr	ment and th	nat (s)he, with	the other	witness subscr	ibed above with	sessed the execu-	
SWORN to before the	his 29th	day of Fe	-	19 8	4		100.3	21	00-	:
Notary Public for South	Carolina.		(SEAL)			C				÷
STATE OF SOUTH O	CAROLINA)								
COUNTY OF		RENUNCIATION OF DOWER NON-NECESSARY								
me, did declare that she	e does freely, most garge (s)	gor(s) respo voluntarily,) and the m	ectively, did this , and without an ontrarce's(s') be	day appear y compulsion irs or success	before me, an a, dread or fea sors and assign	d each, up r of any r	on being priva serson whomso	tely and separat ever, renounce.	tely examined by release and for-	į
GIVEN under my hand	and seal this									
day of		19						<u>-</u>		
Notary Public for South Carolina.		RECORD		5 1984	at 4:4	7 P/M			91790 9	1
MARGARET M. MIILS, ESQUIRE (303) 242-3039 202 LAVINIA AVE. DRAWER 10193 GREENVILLE, SC 29603	Register of Meane Conveyance Greenville County LAW OFFICES OF	14 (F/M. moorded in Book 1000 of pure 836 As No	March 19.84	Mortgage of Real Estate		of Travelers Rest	, c	COUNTY OF GREENVILLE	STATE OF SOUTH CAROLINA	MAR 5 1984 27 24.80
	sign, seal and as its act tion thereof. SWORN to before medical Notary Public for South COUNTY OF (wives) of the above (me, did declare that shever relinquish unto the of dower of, in and to GIVEN under my hand day of Notary Public for South Notary Public for South ROBERNYILLS, SOCIAL SOCI	Sign, seal and as its act and deed del tion thereof. SWORN to before me this 29th Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF (wives) of the above named mortga me, did declare that she does freely, ever relinquish unto the mortgagee (s) of dower of, in and to all and singuing CIVEN under my hand and seal this day of Notary Public for South Carolina. MARGARET M. MILLS. ESOUNG OF CONVOYANCE	SWORN to before me this 29th day of February Public for South Carolina. 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COUNTY OF I, the undersigned Notary Public, do hereby certify use, did declare that the does freely, voluntarily, and without any composition, dread or sever relinquish unto the mortgages (s) and the mortgages (s') beins or successors and assign of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 Notary Public for South Carolina. RECORDED MAR 5 1084 at 1; 1; 1; 1; 1; 1; 1; 1; 1; 1; 1; 1; 1;	Personally appeared the undersigned witness and made out from the too the too the too the too. SWORN to before the too this 29th day of February STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all who me, did declare that she does freely voluntarily, and without the person person and each, up me, did declare that she does freely voluntarily, and without the person of dower of, in and to all and strengths the persons within mentioned and released. CIVEN under my hand and seal this day of 19 Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. RECORDED MAR 5 1984 at 4:47 P/M Notary Public for South Carolina. 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SWONN to before mix this 29th day of February 19 84 STATE OF SOUTH CAROLINA COUNTY OF I the undersigned Notary Public, do hereby certify unto all whom it may compared and the day appear before me, and each, upon being private are refrequely unto the mortgage (s) respectively, did this day appear before me, and each, upon being private are refrequely unto the mortgage (s) and the mortgage (s') being on corrections and usaigns, all her interest and end of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 SECORDED MAR 5 1984 at 4:47 P/M STATE OF South Carolina. RECORDED MAR 5 1984 at 4:47 P/M STATE OF SOUTH CAROLINA Of Transport of the above ramed mortgage (s) and the mortgage (s') being on corrections and sissing, all her interest and end of dower of, in and to all and singular the premises within mentioned and released. 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(SEAL) REMUNCIATION OF DOWER NON-NECE (wiver) of the above named mortgage(1) respectively, did this day appear before me, and each, upon being privately and separate, and declarch that he does freely voluntarity controlled to the controlled voluntarity of the above named mortgage(1) respectively, did this day appear before me, and each, upon being privately and separate, and declarch that he does freely voluntarity of the above named mortgage(1) respectively, did this day appear before me, and each, upon being privately and separate, and declarch that he does freely voluntarity of the properties of the same and each, upon being privately and separate, and declarch that he does freely voluntarity and separate. (wiver) of the above named mortgage(1) respectively, did this day appear before me, and each, upon being privately and separate, and declarch that he does freely voluntarity and separate. 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(wiver) of the above named mortgage(1) respectively, did this day appear b	COUNTY OF GREENVILLE Personally appeared the underdired winess and made onth that (the saw the within named mortgaper tips, seal and as its act and deed deliver the within mitten instrument and that (the, with the other witness subscribed above witnessed the execution thereof. SYDRIN to before (maps) is 29th/day of February SYDRIN to before (maps) is 29th/day of February Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF RENUNCIATION OF DOWER NON-NECESSARY The understigated Notary Public, do barely certify unto all whom it may concern, that the understigated wife ever relinquish unto the mortgager(s) respectively, did this day appear before me, and each, upon being privately examined versured to ever relinquish unto the mortgager(s) and the mortgager(s) beins or successors and susgens, all her interest and estate, and all her right and claim of dower of, in and to all and stiggular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 RECORDED MAR 5 1984 at 1; 147 P.N. SECOND MAR 5 1984 at 1; 147 P.N.