A STATE OF THE PARTY OF THE PAR

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 convenants 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 inspired 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 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 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.

Personally appeared the undersigned witness and made outh that (i) he saw the within named mortgagor and as its act and deed deliver the within instrument and that (i) he, with the other witness subscribed above witnessed the execution of the control of the subscribed above witnessed the execution of the control of the subscribed above witnessed the execution of the subscribed above problem of the subscribed above witnessed the execution of the subscribed above problem of the subscribed above witnessed the execution of the subscribed above and subscribed above and subscribed above and subscribed abo	oplicable to all genders.  NESS the Mortgagor's hand an ED, sealed and delivered in the		54 day of	December 1854	•	_	
FROBATE  PROBATE  PROBATE  Proceably appeared the understanced witness and made out that (t) he saw the within named mortgage and as its act and deed deliver the within written instrument and that (1) he, with the other witness subscribed above witnessed the execution of the state of the control of th	prette lane	<u>el                                     </u>		Muhad Water	cem	aft	(SEAL)
FROBATE  PROBATE  Personally appeared the undersigned witness and made outh that (the saw the within named mortgager witness subscribed above witnessed the execution before me this 5 day of the committee of the	Let Myse	<u>Cur</u>		Ludan Wayou	Sty	gn	(SEAL)
PROBATE  Personally appeared the understgoed witness and made outh that (the saw the within named mortgager and as its act and deed deliver the within written instrument and that (t) he, with the other witness subscribed showe witnessed the execution to before me this 5 day of the careful (SEAL)  Personally appeared the understgoed witness and made outh that (t) he saw the within named mortgager to be witness subscribed showe witnessed the execution of the shown me this 5 day of the careful (SEAL)  Personally appeared the understgoed witness and made outh that (t) he saw the within named mortgager that the other witness subscribed showe witnessed the execution of the shown named mortgager (s) respectively, did this day appear before me, and seth upon heling personally accumbed by solution that the other stronger related that the does freely, voluntarity, and with (s) before one, and seth upon heling personal departmently accumbed by solution that the other stronger related and seth upon heling personal departmently accumbed by solution that the undersigned wife of the shown named mortgager (s) respectively, did this day appear before me, and seth upon heling personal departmently accumbed by solution that the undersigned wife of the shown named mortgager (s) respectively, did this day appear before me, and seth upon heling personal department and that (s) he undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named and related that the undersigned wife of the shown named an				Lounis Lee	stil	rz	(SEAL)
Personally appeared the undersigned witness and made outh that (the saw the within named mortgagor and as its act and deed deliver the within written instrument and that (s) be, with the other witness subscribed above witnessed the executive to before me this 5 day of the control (SEAL)  While for South Carolina  OF  I, the undersigned Netary Public, do bereby certify unto all whom it may concern, that the undersigned wife for South Carolina  OF  I, the undersigned Netary Public, do bereby certify unto all whom it may concern, that the undersigned wife for the above named mortgagor (s) respectively, did this day appear before me, and each, upon being privately and separately examined by elective that the does freely, who what it is not concessor and assigns, all her interest and estates, and all her right and claim of the most quage privately the premises within mentioned and released.  No right and and seal this appears the premises within mentioned and released.  No right and claim of the control of the contr							(SEAL)
Personally appeared the undertigned witness and made outh that (s) he saw the within named mortgagor and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution.  It is because (SEAL)  PROUTH CAROLINA  OF  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  OF  SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  OF SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  OF SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  OF SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  OF  SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  OF  SOUTH CAROLINA  OF  RENUNCIATION OF DOWER  OF  SOUTH CAROLINA  OF  STATE OF  SOUTH	E OF SOUTH CAROLINA	7		PROBATE			
and as its act and deed deliver the within written instrument and that (s) be, with the other winess subscribed above winnessed the executive to before me this 5 day of 2 Centile 1984  The MC Cauch (SEAL)  RENUNCIATION OF DOWER  Of the above named most speet (s) respectively, did this day appear before me, and each, upon being privately and separately examined by of the above named most speet (s) respectively, did this day appear before me, and each, upon being privately and separately examined by of the above named most speet (s) being or named most speet (s) and the most speet (s) being or named most speet (s) and the most speet (s) being or named assigns, all her interest and estate, and all her right and claim of in and its all and singular the premises within mentioned and released.  RECORDET DEC 6  RECORDET DEC	TT OF Grownill	}					•
DE SOUTH CAROLINA  OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgaged (1) respectively, did this day appear before noe, and each upon berty protocyty and separately examined by elective that she does freely, voluntarily, and week that the does freely, voluntarily, and week that the protocyte, removed that the protocyte, removed that the protocyte, removed or for or personal assigns, all her interest and estate, and all her right and claim under my hand and seal this  RECORDEC DEC 6  RECORDEC DEC	eal and as its act and deed d	Personally ar leliver the within w	ppeared the undersignities instrument and	gned witness and made oath that (s)h d that (s)he, with the other witness su	e saw the wit bscribed above	thin nat e witnes	med mortgagor med the execu-
Travelers Rest, S. C. 2950  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  It the undersigned Natary Public, do bereby certify unto all whom it may concern, that the undersigned wife of the above named moortage of 1) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that abe does freely, voluntate most gargers of the	N to before me this 5	00	mber 19	384. Mon. M	P. Ca.		
RENUNCIATION OF DOWER  OF  I, the undersigned Notary Public, do bereby certify unto all whom it may concorn, that the undersigned wife of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any composition, dread or fear of any person whomsoever, renounce, release and for- quick unto the mortgage(s) and released.  STATE OF SOUTH CARROLINA  OF GREENVILLE  COUNTY OF GREENVILLE  COUNTY OF GREENVILLE  COUNTY OF GREENVILLE  COUNTY OF GREENVILLE  STURGINIA AMMETI  AMONG OF TOTAL AND LESS TURGEON  STURGINIA AND LESS TURGEON  LAW OFFICES  OF TORROLINA  TO COUNTY OF GREENVILLE  COU	y Proble by South Cambina		SEAL)	Muray M	<u>. Iu sa</u>	<u>uu</u>	<u>,</u>
RENUNCIATION OF DOWER  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, countarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forgular the mortgages(s') herir or successors and sastigns, all her interest and estate, and all her right and claim of, in and to all and singular the premises within mentioned and released.  I ravelers Rest, S. C. 2969  I ravelers Rest, S. C. 2969  STATE OF SOUTH CAROUTH OF COUNTRY OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  COUNTRY OF CREEN VILLE  COUNTRY OF CREEN VILLE  STATE OF SOUTH CAROUTH CAROUTH OF CREEN VILLE  COUNTRY OF CREEN VILLE  CO							
I, the undersigned Notary Public, do bereby certify usto all whom it may concern, that the undersigned wife of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by declare that she does freely, voluntarily, and without any composition, dread or fear of any person whomsoever, resources, release and forgular the mortgages(s) and the mortgages(s) being respectively being respectively. Being respectively, all ber interest and estate, and all her right and claim of, in and to all and singular the premises within mentioned and released.  If a voluntarily, and without any composition, dread or fear of any person whomsoever, resources, release and forgular than the mortgages(s) here is respectively being respectively. The composition is a supplied to all and singular the premises within mentioned and released.  If a voluntarily, and without any composition, dread or fear of any person whomsoever, resources, release and forgular than the premises within mentioned and released.  If a voluntarily and separately examined by composition, dread or fear of any person whomsoever, resources, release and forgular than any composition, dread or successor and assigns, all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all her right and claim of, in and to all when the premises within mentioned and released.  If a voluntarily and separately examined by composition, upon the supplies and setting and separately examined by composition, upon the supplies and setting and setti	ny of	}		RENUNCIATION OF DOWER			
Travelers Rest, S. C. 2969  Travelers Rest, S. C. 2969  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  RICHARD WAYNE STURGEON  CONNIE LEE STURGEON  CONNIE LEE STURGEON  TO  BEATRICE VIRGINIA HAMME  TO  Mortgage of Real E  Mortgage of Real E  Mortgage, page 121 As No  Register of Meane Conveyance Greenvil  LAW OFFICES OF  S7,000.00  2 Acres Tugaloo Road	id declare that she does free	gagor(s) respective by voluntarily, and (a) and the mortes	ely, did this day app without any compul- ages's(s') heirs or suc	lear before me, and each, upon being i lsion, dread or fear of any person wh recessors and assigns, all her interest an	omenener rend omenener rend	mines s separate	release and for-
Travelers Rest, S. C. 2969  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  RICHARD WAYNE STURGEON CONNIE LEE STURGEON  FOR HAMMETT and BEATRICE VIRGINIA HAMME YO KULLY So  Mortgage of Real E  Mortgage of Real E  Nortgage of Real E  As yof  December  December  10:36 A/ M. morded in Book 10:36 A/ M. morded in Book 2 Acres Tugaloo Road 2 Acres Tugaloo Road 2 Acres Tugaloo Road	id declare that she does free elinquish unto the mortgagee wer of, in and to all and sin	gagor(s) respective ly, voluntarily, and (s) and the mortga gular the premises is	ely, did this day app without any compul- agee's(s') heirs or suc within mentioned an	lear before me, and each, upon being i lsion, dread or fear of any person wh recessors and assigns, all her interest an	omenener rend omenener rend	mines s separate	release and for-
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal th day of	gagor(s) respective ly, voluntarily, and (s) and the mortga gular the premises is	ely, did this day app without any compol- igee's(s') heirs or suc within mentioned an	lear before me, and each, upon being i lesion, dread or fear of any person who coessors and assigns, all her interest an ad released.	omenener rend omenener rend	mines s separate	release and for-
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin /EN under my hand and seal th day of lary Public for South Carolina.	gagor(s) respective ly, voluntarily, and (s) and the mortga gular the premises is	ely, did this day app without any composingee's(s') heirs or suc within mentioned an arrange (SEAL.)	tear before me, and each, upon being itsion, dread or fear of any person whicessors and assigns, all her interest and released.	omsoever, reno	ounce, r	17078
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin /EN under my hand and seal th day of lary Public for South Carolina.	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is	ely, did this day app without any composingee's(s') heirs or such within mentioned and the composition of th	tosar before me, and each, upon being the scient of any person which is to be seen of any person which is to be seen of any person which released.  1084 at 10:36 A/M	omsoever, reno	ounce, r	17078
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin /EN under my hand and seal the day of lary Public for South Carolina.	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is  19  RECOR	ely, did this day app without any composingee's(s') heirs or such within mentioned and the composition of th	tosar before me, and each, upon being the scient of any person which is to be seen of any person which is to be seen of any person which released.  1084 at 10:36 A/M	omsoever, reno	ounce, r	17078
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal the day of ary Public for South Carolina.	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is  19  RECOR Mortgan 9 9 10 36	ely, did this day app without any composingee's(s') heirs or such within mentioned and the composition of th	tosar before me, and each, upon being lision, dread or fear of any person who is consort and assigns, all her interest and released.  1084 at 10:36 A/M  1084 at 10:36 A/M  1084 at 10:36 A/M	CONNER E	ounce, r	17078
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal the day of ary Public for South Carolina.	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is  19  RECOR Montgan 20 20 20 20 20 20 20 20 20 20 20 20 20	ely, did this day app without any composingee's(s') heirs or such within mentioned and the composition of th	pear before me, and each, upon being itsion, dread or fear of any person who recessors and assigns, all her interest and released.  1984 at 10:36 A/M  1984 at 10:36 A/M  1984 at 10:36 A/M	CONNER E	ounce, r	17078
ON NAME WAS A SOUND ON NAME ON	did declare that she does free relinquish unto the mortgagee relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal the day of ary Public for South Carolina.  Register of Manne Conveys Tuber of Ma	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is  19  RECOR Montgan 20 20 20 20 20 20 20 20 20 20 20 20 20	ely, did this day app without any composingee's(s') heirs or such within mentioned and the composition of th	pear before me, and each, upon being itsion, dread or fear of any person who recessors and assigns, all her interest and released.  1984 at 10:36 A/M  1984 at 10:36 A/M  1984 at 10:36 A/M	CONNER E	ounce, r	17078
690 Nand Nand Nand Nand Nand Nand Nand Nand	did declare that she does free relinquish unto the mortgagee relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal the day of lary Public for South Carolina.  Register of Manne Conveyance Conveyanc	gagor(s) respective by voluntarily, and (s) and the mortga gular the premises is  19  RECOR Montgan 20 20 20 20 20 20 20 20 20 20 20 20 20	did this day approximately, did this day approximately without any composition or successfully bein or successfully being or successfully bein	pear before me, and each, upon being its inches of any person who recessors and assigns, all her interest and released.  1984 at 10:36 A/M  1984 at 10:36 A/M	CONNER E	ounce, r	17078
693 <b>F</b> a	did declare that she does free relinquish unto the mortgagee relinquish unto the mortgagee lower of, in and to all and sin EN under my hand and seal the day of lary Public for South Carolina.  Register of Manne Conveyance Conveyanc	gagor(s) respective by, voluntarily, and (s) and the mortga gular the premises is  19  Mortganges, page 121  Mortganges, page 121	did this day approximately, did this day approximately without any composition or successfully bein or successfully being or successfully bein	pear before me, and each, upon being its inches of any person who recessors and assigns, all her interest and released.  1984 at 10:36 A/M  1984 at 10:36 A/M	CONNER E	ounce, r	17078
S S S S	did declare that she does free relinquish unto the mortgagee ower of, in and to all and sin EN under my hand and seal the day of ary Public for South Carolina.  Register of Manager Conveys Tuber Con	gagor(s) respective by voluntarily, and condition mortga gular the premises is  19  Mortgages, page 121  As No	did this day approximately, did this day approximately without any composition or successfully bein or successfully being or successfully bein	pear before me, and each, upon being its inches of any person who recessors and assigns, all her interest and released.  1984 at 10:36 A/M  1984 at 10:36 A/M	RICHARD WAYNE STURGEON CONNIE LEE STURGEON	ounce, r	17078