FEB 17 '77 X21811X

ROBERT M. ARIAIL

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

Received for record this 21 day of Jan 1980
at 10:55 A.M. O'C
Dennie S. Tankersley
RMC

R. M. C. FOR GREENVILLE COUNTY, S. C.

MARY B. FARMER

Calvin Farmer
P.O. 6804 20892
Greenville 29606

SOUTHERN BANK & TRUST COMPANY
P.O. Box 1329
Greenville, South Carolina

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 17th day of February 1977 at 3:40 P. M. recorded Book 1389 of Mortgages, page 491

As No. _____

Dennie S. Tankersley
Register of Mesne Conveyance Greenville County

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 142 4M-8/74

$ 12.071.76
Part Tract 3, a county Rd.

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BOOK 1389 PAGE 492

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 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 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 the proceeds of any policy insuring the mortgaged premises and does hereby assign each insurance policy to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not, and the insurance company concerned is hereby authorized and directed 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 the 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, or continue construction promptly, 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 and municipal charges, fines or other impositions against the mortgaged premises, and maintenance charges and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises, and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any court having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises and collect the rents, issues and profits, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits therefrom, and after deducting all charges and expenses incurred by the mortgagor and after deducting such reasonable attorney's fee as the court may allow, to be fixed by the court in such proceedings, shall apply the residue of the rent, issues and profits toward the payment of the debt secured hereby.

(6) That failure to make payment or default in the performance of any of the covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee, shall be payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be collected here under.

(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 instrument shall be of no further 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.

DONNIE S. TANKERSLEY
JAN 21 1980
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