JAN 3 1980 4:21 P.M.
DONNIE S. TANKERSLEY
R.H.C.

21069 1220 535

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 premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards, casualties, and contingencies in such amounts and for such periods as may be required by the Mortgagee, and that it will pay promptly the premiums therefor when due; and that it does hereby assign to 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 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 jointly 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 will not commit or suffer any waste, and will continue construction until completion without interruption, and that it will comply with all laws, ordinances, regulations, covenants, conditions, and restrictions now or hereafter affecting said premises, and will not permit any condition to exist upon said premises other than shall be allowed by law, and will make whatever repairs are necessary, including the completion of any construction work undertaken, and that it will complete such construction in accordance with plans and specifications satisfactory to the Mortgagee, and will pay, when due, all claims for labor performed and materials furnished therefor, and will comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting said premises, and will not permit any condition to exist upon said premises other than shall be allowed by law, and will make whatever repairs are necessary, including the completion of any construction work undertaken, 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, water and sewer rents, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to the instrument, or should the Mortgagee, having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the 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

JAN 3 1980
GRIFFIN & HOWARD
P. O. BOX
GREENVILLE, S. C. 29602

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20611

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Jamile R. Dumit, George M. Dumit, Margaret E. Dumit, Lumia D. Eassy, and Catherine D. Roth,

Mail Sat 21069
George M. Dumit
6 Kensington Ct
Duncan, SC 29615

Southern Bank & Trust Company, a South Carolina corporation,

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 31st day of January 19 72 at 9:08 A. M. recorded in Book 1220 of Mortgages, page 535 As No.

Register of Mesne Conveyance Greenville County

15,000.00
Tract 2, Lots 2 & 3, (1.28 & 2.35A) & Lot 1 (5.48A.)
U.S. Hwy 29, Chick Spgs Tp.

GRIFFIN & HOWARD, ATTORNEYS
GREENVILLE, SOUTH CAROLINA

SATISFIED AND CANCELLED OF RECORD
3rd DAY OF Jan 19 80
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:21 O'CLOCK P M. NO. 21069

BOOK 69 PAGE 870

4328 RV-2

0870