

11280

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall be to the Mortgagee for such further sum as may be advanced hereafter at the option of the Mortgagee, for the payment of taxes, insurance premiums, assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any other loans, advances, repairs or other purposes pursuant to the covenants herein. The Mortgagee shall have the right to advance the principal and interest on the loans advanced at the option of the Mortgagee, and the interest shall be payable on demand of the Mortgagee at the rate of interest provided herein.

2. That the Mortgagee shall have the right to exercise or hereafter create and to exercise the power of sale contained herein, and to sell the premises hereunder, and to convey the proceeds of such sale to the Mortgagee, and to apply the same to the payment of the principal and interest on the loans advanced hereunder, and to the payment of the balance owing on the Mortgagee, whether or not the same shall be due and payable at the time of such sale.

3. That the Mortgagee shall have the right to exercise or hereafter create and to exercise the power of appointment contained herein, and to appoint a receiver of the rents and profits of the premises hereunder, and to apply the same to the payment of the principal and interest on the loans advanced hereunder, and to the payment of the balance owing on the Mortgagee, whether or not the same shall be due and payable at the time of such appointment.

4. That the Mortgagee shall comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That the Mortgagee shall hold and enjoy the premises above conveyed, and the rents and profits of the same, and any other lands and tenements which may be conveyed to the Mortgagee, and shall have the right to take possession of the mortgaged premises, and to sell the same, and to apply the proceeds of such sale to the payment of the principal and interest on the loans advanced hereunder, and to the payment of the balance owing on the Mortgagee, whether or not the same shall be due and payable at the time of such sale.

6. That if there is a default in any of the terms, conditions or covenants of this mortgage or of the notes secured hereby, then, at the option of the Mortgagee, the Mortgagee shall be entitled to demand, due and payable, and the mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit or proceeding in which the title to the premises described herein, or should the title to any part thereof be placed in the hands of a court, the Mortgagee shall have the right to apply to the court in the event said premises are conveyed by the court, and to receive the proceeds of the sale of the same, and to apply the same to the payment of the principal and interest on the loans advanced hereunder, and to the payment of the balance owing on the Mortgagee, whether or not the same shall be due and payable at the time of such sale.

7. That the Mortgagee shall hold and enjoy the premises above conveyed, and the rents and profits of the same, and any other lands and tenements which may be conveyed to the Mortgagee, and shall have the right to take possession of the mortgaged premises, and to sell the same, and to apply the proceeds of such sale to the payment of the principal and interest on the loans advanced hereunder, and to the payment of the balance owing on the Mortgagee, whether or not the same shall be due and payable at the time of such sale.

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the heirs, assigns, executors, administrators, executors, administrators 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.

WITNESS the Mortgagee's hand and seal this 12<sup>th</sup> day of January 1979.

SIGNED, sealed and delivered in the presence of

*[Signature]* \_\_\_\_\_ SEAL

*[Signature]* \_\_\_\_\_ SEAL

\_\_\_\_\_ SEAL

\_\_\_\_\_ SEAL

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF GREENVILLE }

I, \_\_\_\_\_, Notary Public for South Carolina, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my records.

SWORN to before me this 12<sup>th</sup> day of January 1979.

*[Signature]* \_\_\_\_\_ SEAL

Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA } MORTGAGEE IS DIVORCED  
 COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the undersigned wife of the above named mortgagee, respectively, did this day appear before me, and each of us being privately and separately examined by me, did declare that she freely, voluntarily, and without any compulsion, fraud or fear of any person, whatsoever, renounced, release and forever relinquished, and the mortgagee's heirs, assigns and assigns, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12<sup>th</sup> day of January 1979.

Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_

RECORDED JAN 23 1979 at 11:40 AM.

County of Greenville

Mortgage of Real Estate

Community Bank

TO

11:40 A.M. recorded in Lib. 1455 at 820

123rd

January 1979

LAW OFFICES OF

200,000.00

Marchbanks, Chapman, Brown & Harter, P.A.

111 Toy Street

P. O. Box 10224 F.S.

Greenville, South Carolina 29603

6,463 Acc. S.C. Hwy 14 Chick Sqps Tp

2-A 8237