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- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the uptton of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuants to the covenants herein. This mortgage shall also secure the Mortgagee for any further leans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original emplurit shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable or 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 insered as may be required from time to time by the Mortgagee against loss by fire and any ether hazards specified by Mortgagee, in all amounts 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 thereto loss payable clauses in favor of; all 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 preceds 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mertagues may, at its eptien, 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 dues or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 etherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged aremises 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 mortgager and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits feward 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 shall become immediately due and psyable, and this mortgage may be foreclessed. Should any legal proceedings be instituted for the foreclesure 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 he placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by Mortgagee, and a reasonable attorney's fee, shall thereupen become due and psyable immediately or en 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 mertgage 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 coverence and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executers, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 14th SIGNED, sealed and delivered in the presence of:	dey of	October	19 66.			
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OUNTY OF Greenville)	Dochilla			•		
i, the undersigned Note gned wife (wives) of the above named mortgager(s) respe- sed design design of the class freely.						
to amplified by me, did declare that she does freely, it remains releast and ferever relinquish unto the mount and strate, and she right and claim of dower of,	rtgagee(s) in and to	and the mortgagee's(s all and singular the p	') heirs or suc remises within	essors and mentioned	assigns, al	l her i
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