048 ms 628

- (1) That this mertgage shall source the Mortgages for such fur ther sums as may be advanced bereafter, at the option of the ingene, for the payment of taxes, interests premiums, public assessments, repairs or other purposes personnt to the option of the interests had Mortgages shall also secure the Mortgages for any further teams, advances, readvances or credits that may be made because the Mortgages by the Mortgages so long as the total indebtedness thus secured does not encode the original authors on the forest. All sums so advanced shall bear interest at the same rate as the mortgage dobt and shall be payable on bonness of the Mortgages of t
- (2) That it will keep the improvements new existing or hereafter brected on the mortgaged property incred as may be required from time to time by the Mortgages against loss by fire and any other lasteris specified by Mortgages, in an amount not loss than the martgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such patients may be the Mortgages, and that it will pay all promiums therefor when due; and that it does hereby assign to the Mortgages the processed of any policy insuring the mortgages promises and does hereby authorize each insurance company concerned to anice payment for a loss directly to the Mortgages, 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 creater that it will continue construction until completion without interruption, and should it fail to do so, the Marigiana may charge the upon said premises, make whatever repairs are necessary, including the completion of any construction work a charge the expenses for such repairs or the completion of such construction to the mortgage debt. at its optic
- That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, these or other imposition in mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgage
- (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, let 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 eccupied by the martitle 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 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 Mortgages, all sums then ewing by the Merapagor to the Mortgages shall become immediately due and payable, and this mortgage may be foreclessed. Should any legal proceedings be instituted for the foreclessure of this mortgage, or should the Mortgages 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, 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
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, and the use of any gender shall be amplicable to all conders.

and a suite and se appricable to sit genders.		
WITNESS the Mortgager's hand and seel this SIGNED, sealed and delivered in the presence of:	January 1967.	
- tances of Buttle	Lumas Om	1/
(F) (m)(V)	Lagrage Syn	(SEAL
Jane 403 Vern	Mazil C Sine	(SEAL
		(SEAL
	<u> </u>	(SEAL)
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF Greenville		*
Pareanally appeared the	dan-dan-da 40 00 00 00 00 00 00 00 00 00 00 00 00	•
gagor sign, seal and as its act and deed deliver the within writte witnessed the execution thereof.	dersigned witness and made oath that (s)he say n instrument and that (s)he, with the other	v the within named mort- witness subscribed above
SWORN to before me this 24 day of January	19 67.	
Cave on Wern (SEAL)	Mances No	8-11
Notary Public for South Carolina.	Mancy 11 h	Felle
STATE OF SOUTH CAROLINA		
COUNTY OF January	RENUNCIATION OF DOWER	
I, the undersigned Notary Pub	lic, do hereby certify unto all whom it may	
signed wife (wives) of the above named mortgagor(s) respectively, arately examined by me, did declare that she does freely, volunt ever, renounce, release and forever relinquish unto the mortgagee terest and estate, and all her right and claim of dower of, in and	arily, and without any compulsion, dread or fe	n teing privately and sep- or of any person whomas-
GIVEN under my hand and seal this	to all and suggest me premises within ment	enten and released.
Ly day of January 1967	masel C. &	with
Tave in Verun	7	
Notary Public for South Carolina. (SEAL)		_ <del> </del>

Recorded January 25th, 1967, at 11:49 A.M. #17916