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21. That it will keep the improvements in existing or hereafter erected in the property described in the Deed of Trust in good repair at all times to the satisfaction of the Mortgagee against loss by fire and any other loss or damage to the property, and that the same shall not be removed or such property as may be required by the Mortgagee and in consequence thereof to be sold or otherwise disposed of, unless the same be held by the Mortgagee and have attached thereto less payable charges in respect of and costs and expenses of the Mortgagee, and that all premiums thereon when due, and that it does hereby warrant to the Mortgagee the payment of all such premiums and hereby authorizes each insurance company concerned to make payment for a loss or damage to the Mortgagee to the extent of the amount of the Mortgage debt, whether due or not.

That it will keep all improvements in working or function created by said project and of those which may be made in the future, and shall make them available to the MTCB for any of its other projects, and that the materials necessary for the construction of any such improvements shall be furnished by the MTCB at no cost to the project.

<sup>4</sup> That it will give when the alluvium of the river is covered by older gravels and the older terrace, that is to say, when the river has been in its bed for a long time.

51. That it hereby assents all rents, issues and profits of the unoccupied premises to and after one, fifteen thousand and three hundred and twenty five days, should legal processes be instituted pursuant to this lease against any wife having or claiming at Charters, a place so called, the unoccupied premises, with full authority to take possession of the unoccupied premises and to set the rents, issues and profits of holding a general account to be fixed by the Tenant in the event said premises are occupied by the Plaintiff and after deducting all charges and expenses attending such proceeding and the execution of its writs, no recoveries shall apply the residue of the rents, issues and profits to and the payment of the hire so called herein.

46. That if there is a default in any of the terms, covenants or conditions of this mortgage or of the note or credit facility given by the optionee of the Mortgagee, it is given that owing by the Mortgagor to the Mortgagee shall become immediately due and payable and the mortgage may be foreclosed. Should no legal proceedings be instituted for the foreclosure of this mortgage, as should the Mortgagee become a party of any suit involving the Mortgage or the title to the premises described herein or should the debt give rise thereto or any part thereof be placed on the books of the Mortgagee at the time of the commencement of the cause, all costs and expenses incurred by the Mortgagee and any amount of money due shall be recovered by the Mortgagee due and payable immediately or on demand at the option of the Mortgagee as part of the debt or credit facility and may be recovered in any action hereunder.

So that the Merchant shall hold and have the premises above described and to use the same at all times for the purpose of the business herein. It is the true meaning of this instrument that if the Merchant shall fully pay unto the Company the amount of the capital sum and of the interest, and holds the said premises so as to be truly occupied by them within the period hereinabove mentioned,

8. That the members, by an estimated stock held, and the trustees and beneficiaries shall be entitled to receive five per cent interest on the principal of all funds held by the fund, the principal and the interest to be paid semi-annually to all persons.

WITNESS of my signature this twentieth day  
of June, nineteen hundred and seventy-five,  
in the presence of:

HOLLY TREE PLANTATION, A LIMITED PARTNERSHIP

STATE OF SOUTH CAROLINA  
By: James P. McNamee, General Partner  
John Gerring, General Partner  
ECB CO.  
By: PROBIT Dan E. Bruce, General Partner

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Basically appeared the undesignated witness and made test. that she saw the witness named in question above, and who is the said defendant, the witness, present, and that it is he with the other witness, subscriber above mentioned the execution thereof.

Sworn before me this 20<sup>th</sup> day of June 1973.

*John R. Lee* Notary Public for South Carolina, 21 S. 3<sup>rd</sup> Street, Columbia, S.C. Seal  
*John R. Lee*

**STATE OF SOUTH CAROLINA**

**STATE OF SOUTH CAROLINA** | **RENUNCIATION OF DOWER**  
**COUNTY OF GREENVILLE** |

I, the undersigned Nancy Bubel, do hereby certify under all whom it may concern, that the undersigned wife, Barbara Bubel, and her husband, John Bubel, did this day of July before me, and each, upon being separately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, deed or bear to said person whomsoever, release and forgive relinquish unto the mortgagee's and the mortgagee's' heirs to successors and assigns, all her right and estate, and all her right and claim of dower, as, as and to all and singular the premises herein mentioned and released.

GIVEN under my hand and seal this

dated 19

**Notary Public for South Carolina.** \_\_\_\_\_ **SEAL** \_\_\_\_\_ **3-30**

My Commission Expires: APRIL 3 1975 at 4:51 P.M. #140

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Constituted by the  
Fathers of the Country  
in 1776.

**Y**our letter of May 10, 1942, was received by me on May 12, 1942. I am enclosing herewith a copy of my letter to you dated May 12, 1942, concerning your request for information concerning the construction of the bridge at the mouth of the Little River, and the location of the bridge.

**CAROLLE**  
**tion, P**

**OLIN**  
Co.  
**a**

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