

5556

The Mortgagee further covenants and agrees as follows:

- That this mortgage shall secure the Mortgagee's debt, and any debt may be advanced hereafter, at the option of the Mortgagee, for the purchase of the premises, or for the purchase of any other property, and for the payment of the taxes on the premises. This mortgage shall also secure the Mortgagee's debt, and any debt may be advanced hereafter, at the option of the Mortgagee, for the purchase of the premises, or for the purchase of any other property, and for the payment of the taxes on the premises. This mortgage shall also secure the Mortgagee's debt, and any debt may be advanced hereafter, at the option of the Mortgagee, for the purchase of the premises, or for the purchase of any other property, and for the payment of the taxes on the premises.
- That it will keep the improvements now existing or hereafter erected on the mortgaged property insured by a policy or policies of fire insurance to the full amount of the mortgage debt, and 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, and indorsed payable to the Mortgagee, and that it will pay a premium therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy or policies of fire insurance on the mortgaged property, and does hereby authorize each and every party concerned to make payment on all such policies to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.
- That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a building, that it will maintain the same in good condition, and shall at all times keep the Mortgagee advised of the condition of the same, and shall make whatever repairs, or replacements, including the completion of any construction, or alterations, or improvements, or such repairs or the completion of such construction to the mortgage debt.
- That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal laws, and ordinances affecting the mortgaged premises.
- 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 at the time of the same, appoint a receiver of the mortgaged premises, and shall 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 occupied by the mortgagee, 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.
- 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, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure 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 be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- That the Mortgagee 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 intent of this instrument that if the Mortgagee 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 force and virtue.
- That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of one gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 30th day of June 1975

SIGNED, sealed and delivered in the presence of Southland Properties, Inc.

*[Signature]* BY *[Signature]* SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of June 1975

*[Signature]* SEAL

Notary Public for South Carolina  
 My Commission Expires: Nov. 19, 1975

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
 COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public for South Carolina.  
 My commission expires: \_\_\_\_\_

RECORDING FEE \$24.00  
 STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville  
 Southland Properties, Inc.

TO  
 Bankers' Trust of South Carolina

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 10th day of July 1975 at 2:10 P. M. recorded in Book 1343 of Mortgages, page 552

As No. 837

Header of Mortgage Conveyance Greenville County  
 \$ 136,635.00  
 W.A. Smith & Co., Office Supplies, Greenville, S.C.  
 Form No. 142 AM-74

Lot 66 Mountainbrooke Also Lots  
 172 & 189 & 190 Coach Hills

RECORDED AT 2:10 P.M. #837

218 6287