

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee for the payment of taxes, assessments, public and private utility charges, and for such repairs and improvements as may be required. This mortgage shall also secure the Mortgagee for any further sums advanced to pay any debts that may be incurred in connection with the mortgage by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount secured by the mortgage. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on 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 insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount 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 and in favor acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises, and does hereby authorize each insurance company concerned to make payment on 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 water tank, foundation, well, or any other structure, or in the completion of any construction, and shall if it fails to do so, the Mortgagee may cause such repairs to be made, or make whatever repairs, or improvements, including the completion of any construction, and shall have 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 levies, and all charges against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
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 at law or in equity, or any other competent authority of these mortgaged premises, shall have 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.
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, 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 to enforce 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, 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.
7. That the Mortgagee shall hold and convey the premises hereinafter described, and there is a default under this mortgage or in the note secured hereby, it is the primary intent of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this 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.
8. 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 herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of the gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this

day of July 1975

SIGNED sealed and delivered in the presence of

T. J. ...
D. H. ...

SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF _____

TESTATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor 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 9th day of July 1975

Notary Public for South Carolina
My Commission Expires _____

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF _____

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, widow of the above named mortgagor, 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 her dower and to her heirs, assigns and the mortgagor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower (if any) in and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of July 1975

Notary Public for South Carolina
My commission expires _____

SEAL

11175 At 9:34 A.M. # 699

I hereby certify that the within Mortgage has been
this 11th day of July
1975 at 9:34 A. M. recorded in
book 1343 of Mortgage, page 725
As No. 899
Recorder of Deeds, Greenville County
\$ 5,000.00
W. A. Smith & Co., Office Supplies, Greenville, S. C.
Form No. 112
6.14 Acs. Tigerville Rd.,
Bates Tp
AM 1974

Mortgage of Real Estate

RECORDING FEE
PAID \$ 2.50
STATE OF SOUTH CAROLINA
COUNTY OF _____