

The Mortgagee further covenants and agrees as follows:

- 1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced from time to time by the Mortgagee for the payment of taxes, assessments, public and private utility charges, and other charges, and the Mortgagee shall also secure the Mortgagee for any further sums advanced by the Mortgagee for the payment of the Mortgagee's debt, and that it will pay all interest at the same rate as the mortgage debt and shall be payable in accordance with the schedule provided in writing.
- 2. That it will keep the improvements now existing or hereafter created 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 the Mortgagee, and in such amounts as may be required by the Mortgagee, and in such amounts as may be required by the Mortgagee, and that all such policies and amounts thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and payable 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 policies covering 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 created in good repair, and, in the case of a construction loan that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, 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, fines or other impositions 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 may, at 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 occupied by the mortgagee and after deducting all charges and expenses attending such proceedings 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 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 an attorney at law for collection, or should any costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be deemed to be a part of the debt secured hereby, and shall be immediately and conclusively enforceable, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be secured and collected hereunder.
- 7. That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the intent and purpose of this mortgage and that of the Mortgagee that 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.
- 8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns and assigns of the parties hereto. 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 22 day of July 19 75

SIGNED, sealed and delivered in the presence of

M. Wilkins _____ *Grace B. Rainey* _____ SEAL

_____ *Grace B. Rainey* _____ 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 the mortgagee's act and deed, deliver the within named Mortgage, and that she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 22 day of July 19 75

M. Wilkins _____ (SEAL) _____

Notary Public for South Carolina

My commission expires: 11/23/80

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, widow of the above named mortgagee's respectives, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she was freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, released, release and forever relinquish into the mortgagee's and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22 day of July 19 75

M. Wilkins _____ SEAL *Grace B. Rainey* _____

Notary Public for South Carolina

My commission expires: 11/23/80

RECORDED JUL 22 '75 at 3:45 P.M. 19:9

WILKINS & WILKINS
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

BELTON M. RAINNEY
 GRACE B. RAINNEY

BANKERS TRUST OF SC
 TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 22nd day of July 19 75 at 3:45 P.M. recorded in Book 1344 of Mortgages, page 117

As No. 1919

Register of Mortgages, Greenville County

\$ 3,499.68

WILKINS & WILKINS, Attorneys
 Attorneys at Law
 Greenville, S. C.

Lot State Hwy 253 Chick Spgs Tp

REC-2 RV-2 8284