

9856

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such part or parts of any loan advanced to either, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs, and other obligations, in addition to the principal of the loan. This mortgage shall also secure the Mortgagee for any further loans, advances, or advances of any kind that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the amount of the principal of the loan advanced. All such loans advanced 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 the Mortgagee, for a sum 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 contracts therefor 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 policies covering the mortgaged premises and does hereby authorize each insurance company 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 erected in good repair and in the best state of maintenance and that it will maintain a contract for their completion without interruption and shall not allow any work to be done on the mortgaged premises, or on any part thereof, or on any other premises, including the completion of any construction work, unless and insofar as it pays 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 the premises are vacant, and to pay the same to 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, 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.

7. That the Mortgagee shall hold and enjoy the premises hereinafter described to him as a default under this mortgage or in the note secured hereby. It is the intention of the Mortgagee and of the Mortgagee that this mortgage shall be attached to all and valid, otherwise to remain in full force and effect.

8. That the covenants herein contained shall bind and the benefits and advantages shall accrue to, the respective heirs, executors, administrators, assigns and assigns of the parties hereto. Whichever and whose plural shall include the plural, the plural the singular, and the singular the plural shall be applicable to all parties.

WITNESS the Mortgagee's hand and seal this 25 day of July 1975

SIGNED and delivered in presence of:

*John Carroll Rushing* SEAL

*Stephanie ...* SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA }  
 COUNTY OF *Durham* } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as her 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 25 day of July 1975

*Stephanie ...* SEAL

Notary Public for South Carolina  
 My Commission Expires

STATE OF SOUTH CAROLINA }  
 COUNTY OF *Durham* } 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, relinquish, release and forever impair and quit the mortgagee's and the mortgagee's heirs, assigns 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 related.

GIVEN under my hand and seal this 25 day of July 1975

*Betty Blaine Rushing* SEAL

Notary Public for South Carolina  
 My Commission Expires

RECORDED 28 1975 at 4:17 P.M. 2471

John Carroll Rushing

CITIZENS & SOUTHERN NATIONAL  
 Bank of South Carolina

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been  
 this 28th day of July 1975 at 4:17 P.M. recorded in  
 Book 2384 of Mortgages, page 555

Recorder of Mortgage Greenville, S.C.

\$ 58,000.00

Lot 10 East Seven Oaks Dr.,  
 "Chanticleer" Sec. 11

RECORDING FEE PAID \$ 2.57

5.23.26 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

4328 RV-25