

1423 1422

The Mortgagor 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, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be repaid 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 form 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 for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, with or due or not.
- (3) That it will keep all improvements now existing or hereafter erected 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 all local, state, federal 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, or any arbitrators, 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 mortgagor 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 Mortgagor 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 to any suit involving this mortgage or the title to the premises described herein, all the debt secured hereby, or any part thereof, shall be a lien in favor of the Mortgagee, and the Mortgagee may cause an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be a lien in favor of the Mortgagee, and shall be immediately and payable on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be received and collected hereunder.
- (7) That the Mortgagor 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 meaning of this instrument that the Mortgagor shall take part in 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 heirs, assigns, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 13 day of February 19 78.

SIGNED, sealed and delivered in the presence of
Marsha A. Wranzelle
Michael C. Hallman

A. J. Prince Builders, Inc. (SEAL)
By: [Signature] (SEAL)
President (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

This instrument appeared to me, a duly sworn witness, and made oath that each of the within named mortgagors sign, seal and as its act and deed delivered to me a true and correct copy of the same, and that each of the within named witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of February 19 78

Marsha A. Wranzelle (SEAL)
Michael C. Hallman

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

Corporate Mortgagor

I, the undersigned Notary Public, of full legal capacity, to all whom it may concern, that the undersigned wife (wives) of the above named mortgagor, respectively, did first appear at my office, and then, upon being privately and separately examined by me, did declare that she (they) freely, voluntarily and without any compulsion, fraud, force, threat or fear of any person, with knowledge, release and forever relinquish unto the mortgagee(s) all the mortgagor's dower, interest and assigns, in her interest and estate, and all her right and claim of dower of, in and to all and singular the premises herein mentioned and stated.

19

RECORDED FEB 14 1978 At 12:55 P.M.

20591

\$44,000.00
Lot/Cor. 76
Trail, Heritage Lake

NCNB MORTGAGE SOUTH, INC.

Register of Mortgages, Greenville

Mortgage page 211

12:55 P.M. Feb 14 1978

11th of February 1978

11th of February 1978

CONSTRUCTION LOAN
MORTGAGE OF REAL ESTATE

NCNB Mortgage South, Inc.

A. J. Prince Builders, Inc.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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