The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs on 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 Mortgager by the Mortgagee so long as the total indebtedness thus recured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer 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 Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages 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 Mortgages, 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 construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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 accessments, 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
- (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 mortgager and after deducting all charges and expenses attending such preceding 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 Moragagor 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.
- all half and anion the premises showe conveyed until there is a default under this mortgage or in the note

| (7) That the Mortgagor shall not and enjoy the planties soon secured hereby. It is the true meaning of this instrument that if the nants of the mortgage, and of the note secured hereby, that then this force and virtue. | mortgage shall be utterly null and void; otherwise to remain in full |
|--|--|
| (8) That the covenants herein contained shall bind, and the ber administrators, successors and assigns, of the parties hereto. Wheneve and the use of any gender shall be applicable to all genders. | nefits and advantages shall inure to, the respective helrs, executors, er used, the singular shall included the plural, the plural the singular, |
| WITNESS the Mortgagor's hand and seal this 20th day of SIGNED, sealed and delivered in the presence of: | May (980) |
| The state of the s | JOHN C. MARLER (SEAL) |
| | (SEAL) |
| | (SEAL) |
| STATE OF SOUTH CAROLINA | PROBATE |
| COUNTY OF GREENVILLE | the same and made outh that (sike saw the within named r ort- |
| Personally appeared the under gagor sign, seal and as its act and deed deliver the within written i witnessed the execution thereof. | signed witness and made oath that (s)he saw the within named n ort- instrument and that (s)he, with the other witness subscribed above |
| | 80 |
| Notary Public for South Carolina. | 4 Consta |
| My Commission expires: 11/4/80 | |
| STATE OF SOUTH CAROLINA | RENUNCIATION OF DOWER |
| | do hereby certify unto all whom it may cencers, that the underdid this day appear before me, and each, upon being privately and sep- |
| signed wife (wives) of the above named indigates of the signed arately examined by me, did declare that she does freely, voluntar ever, renounce, release and forever relinquish unto the mortgaged(s) terest and estate, and all her right and claim of dower of, in and to | and the mortannes's(s') heirs or successors and assigns, all her in- |
| GIVEN under my hand and seal this | |
| day of | |
| | CORDED MAY 2 1 1980 33775 |
| My Commission expires: 11/4/80 | at II:37 A.M. GORGA |
| Mortgage of hereby certify that the within day of May May 11:37 A.m. records Mortgages, page 591 Mortgages, page 591 Register of Mesne Conveyance \$8,500.00 Lot 21 Alta | McDONALD AND COX STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE JOHN C. MARLER TO JOE W. HILLER |
| Mor of Me lister of Me School | McDONALD AND COX TE OF SOUTH CAROLI UNTY OF GREENVIL IN C. MARLER TO W. HILLER |
| Mortgage of Real May L:37 A.m. recorded in Boo For of Menne Conveyance Gree \$8,500.00 Lot 21 Altamont | HI M OF S |
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| May May 591 | ANI FRE |
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| May A.M. recorded in Book 591 Altamont 1 Altamont | D AND COX UTH CAROLINA GREENVILLE RLER TO |
| Real regards how have how he had no sook | ਰਿ ⊁ |
| Mortgage of Real Estate May May 1503 137 A.m. recorded in Book 1503 1503 May May May May May May May Ma | |
| Mortgage of Real Estate hereby certify that the within Mortgage has been this 21st 11:37 A.m. recorded in Book 1503 Mortgages, page 591 At No. 1503 Register of Menne Conveyance Greenville Count | |
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