(continued Deed Book 1 Greenville

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The Mortgagor turther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That R will keep the improvements now existing or hereafter arected 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 attach if thereto loss payable clauses in fivor 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 complete correctived 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 the Mortgage right, whether due or not.
- (3) That it will keep all improvements now existing or hereafter eracted in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall 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 fived by the Court in the event said premises are occupied by the mortgager 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
- (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 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 thereupond 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.
- goe shall hold and entry the recentees shows conveyed until there is a default under this mortgage or in the note secured

hereby. It is the true meaning of this instrument that if the Mor and of the note secured hereby, that then this mortgage shall be	tgagor shall fu	ally perform all the terms, cond	itions, and covenants of full force and virtue.	the mortgage,
(8) That the covenants herein contained shall bind, and trators, successors and assigns, of the parties hereto. Whenever gender shall be applicable to all genders.	the benefits a	nd advantages shall inure to the	e respective helrs, execu	stors, adminis- the use of any
WITNESS the Mortgagor's hand and seal this 11th SIGNED, sealed and delivered in the presence of:	day of	August 19	81.	
Don a Thompson		feel L.	20	(SEAL)
- Hope C. Braswell		Carl L. Putnam	B. Putna	er(SEAL)
LINE SOUTH CAPOLIA TAX COTES - ON		Dorothy B. Putha	.m 	(SEAL)
DOCUMENTARY STAMP E 0 7 0 8 17 12 13 12 13 13 13 13 13 13 13 13 13 13 13 13 13				(SEAL)
STATE OF SOUTH CAROLINA		PROBATE		1
COUNTY OF Greenville				
Personally appeared the sign, seal and as its act and deed deliver the within written instration thereof.	e undersigned rument and the	witness and made oath that (at (s)he, with the other witness	i)he saw the within nan subscribed above witnes	ned mortgagor sed the execu-
SWORN-to before me this 11th day of August	19 81	/	0	40 56
Notary Public for South Carolina. (SEAL)		Hope	C. Drasu	
My commission expires 4-26-87				 ed ded
STATE OF SOUTH CAROLINA		DESCRIPTION OF POUR	_	Boo
COUNTY OF Greenville		RENUNCIATION OF DOWE	ĸ	k 1
I, the undersigned Notary (wives) of the above named mortgagor(s) respectively, did this me, did declare that she does freely, voluntarily, and without an ever relinquish unto the mortgagee(s) and the mortgagee's(s') be of dower of, in and to all and singular the premises within men	day appear? y compulsion, eirs or successor	dread or fear of any person were and assigns, all her interest a	privately and separately homsoever, renounce, re	lease and for- on on
CIVEN under my hand and seal this		_	P.O +	age
11thday of August 19 31.	EAL)	Dorothy By	Putnam	1980
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