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最初世纪的中华国际

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THE CONTRACTOR OF THE SECURITIES AND ADDRESS OF THE WARRANCE CONTRACTOR

- (1) That this mortgage shall secure the Mortgagee for such further sums as n as be alreaded hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, regains or other purposes pursuant to the convenients herein. This mortgage shall also secure the Mortgagee for any further loain, alvances, realizables or ore live that may be made hereafter to the Mortgage by the Mortgagee so long as the total indictedness thus so used does not exceed the original amount shown on the face hereof. All sums so advaned shall hear interest at the mortgage dobt 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 mortgared property it yeed as may be required from time to time by the Mortgagee against how by five and any other harards specified by Mortgagee, in an amount not how than the mortgage debt, or in such amounts as may be required by the Mortgagee and in companies a republic to it and that all such policies and rere with thereof shall be half by the Mortgagee, its line are full the results have partied to the Mortgagee, its line and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy incorning the mortgaged premiums and does hereby artherize each incorner company contented to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage of the whether due or not the Mortgoge deld, whether due or not
- (3) That it will keep all improvements now emisting or hereafter erected in good repair, and, in the case of a construction I am, that it will continue construction until course without interruption, and should it fail to do so, the Mortgazier may, at its option, enter upon said premises, make whatever repairs are recessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the maximum delite.
- (4) That it will pay, when die, all times, public resessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all procumental 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 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 delt secured bereior. debt secured hereby.
- (6) That if there is a default in any of the terms conditions, or coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage all sums then owing by the Mortgager 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 inwhing this Mortgagee or the trie to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hards
 of any atteney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attenney's fee, shall
 thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the delt secured hereby, and may be recovered 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 if the Mortgagor shall fully perform all the terms, conditions, and coverants 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.

WITNESS the Mortgagor's faird and SIGNED, sealed and delivered in the	d seal this 13 presence of: S Carplil	day of Nov.	19 8 een Vo C		(SEAL) (SEAL)
					(SEAL)
STATE OF SOUTH CAROLINA	1		PROBATE		
COUNTY OF GREENVILLE					
sign, seal and as its act and deed di	Personally appeared eliver the within written i	I the undersigned witness a instrument and that (s) he,	and made oath that (s) with the other witness s	be saw the v obscribed abo	within named mortgagor ove witnessed the execu-
SWORN to before me this /3	day of Nov.	19 8 /		οο.	() al
Somous	(SEAL)		Monda	Ela	no Canflial
Notary Public for South Carolina.	9 30/84	400	•		
STATE OF SOUTH CAROLINA)		AGOR UNMA		D
COUNTY OF GREENVILL	E }	RENUN	CLATION OF DOWER	K	
(wives) of the above named morty	I, the undersigned No	tary Public, do bereby certi	for motor all whom it ma	-1	
me, did declare that she does freel ever relinquish unto the mortgages of dower of, in and to all and sing GIVEN under my hand and seal this	ly, voluntarily, and without (s) and the mortgagee's(s' gular the premises within	this day appear before me at any compulsion, dread or beirs or successors and as	, and each, upon being	privately and homsoever, re	romon release and for-
ever relinquish unto the mortgagee(of dower of, in and to all and sing	ly, voluntarily, and without (s) and the mortgagee's(s' gular the premises within	this day appear before me at any compulsion, dread or beirs or successors and as mentioned and released.	, and each, upon being	privately and homsoever, re	romon release and for-
ever relinquish unto the mortgagee(of dower of, in and to all and sing GIVEN under my hand and seal thi	ly, voluntarily, and without (s) and the mortgagee's (s' gular the premises within is	this day appear before me at any compulsion, dread or beirs or successors and as	, and each, upon being	privately and homsoever, re	romon release and for-