· 为中心的(大小山)中华 1840 (1970)

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 convenants 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 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 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 hereto 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, 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 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 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 Mortgage 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 'nvolving 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.
- (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 covenants 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.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, 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.

STATE OF SOUTH CAROLINA	1	-	· · · · · · · · · · · · · · · · · · ·				(SEAL)	
STATE OF SOUTH CAROLINA								
CONTRACT ON CONTRACTOR	\$		PROI	BATE				
COUNTY OF GREENVILLE	Personally appeared	the undersign	ed witness and ma	ide oath that (f	s)he saw the s	within no	amed mortgagor	
tion thereof.			₹4		_	/		
Kyl	(SEAL)		Z,	1 suen	W.K	ins	rel	
- /	; 3-23-87					 	0	
STATE OF SOUTH CAROLINA	}		DENIMOTITIC	N OF POWE	· •			
COUNTY OF	}		RENUNCIATIO	N OF DOWE	n			
(wives) of the above named mortga	المالم بالمبدا فمصممه (م)ممت	ikia day annasi	r helore me. and ex	ach. Unon being	7 Drivately and	1 SEDATAU	CIV SIZIDINGO DV	•
ever relinquish unto the mortgagee(s) and the mortgaged sta) Deuts of succes	ezona muo masankura m	ill her interest a	ind estate, and	d all her	right and claim	
GIVEN under my hand and seal this				Female!	Mortgago	r		
day of	19	(0741)						
Notary Public for South Carolina.	DECORDED NAME		at 9:03	A /M				
11 🖼 1		. 2 1 1004	/			_	2883.55	
egister	hereby					ည	TAT	
of x		≥	7 10		H	Ž		
98.(98.(29	3 A	ğ	REE				10	Š
Conve	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	QQ	VEL		MAR		Ö	MAR 21 1984 k
v OF	within	- 11 11	LLE	7	ARE	REEN	TH	<u>د ــــــــــــــــــــــــــــــــــــ</u>
, Sec	Mortgage	11 11		O		WIL	F. DENT	98,
] # [2]	6	<u>≯</u> Z		Ē	H	~~ b	122
ACES OF	n Book	Real	NTY AUTHORITY		HUNTER	•	DENT	
	Note: Public for South Carolina. My Commission Expires STATE OF SOUTH CAROLINA COUNTY OF (wives) of the above named mortga me, did declare that she does freely, ever relinquish unto the mortgagee(s of dower of, in and to all and singu GIVEN under my hand and seal this day of Notary Public for South Carolina. WOOD TO MENT OF MARKET OF MA	sign, seal and as its ect and deed deliver the within written it tion thereof. SWORN to before me that 13th that March Note Public for South Carolina. My Commission Expires: 3-23-87 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Note me, did declare that she does freely, voluntarily, and without ever relinquish unto the mortgage (s) and the mortgage (s) of dower of, in and to all and singular the premises within GIVEN under my hand and seal this day of RECORDET MAR WOOD TO SOUTH CAROLINA WOOD TO SOUTH CAROL	sign, seal and as its feet and does deliver the within written instrument and the tion thereof. SWORK to before me this 13th tay at March 19 8 Noter Public for South Carolina. My Commission Expires: 3-23-87 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do he (wives) of the above named mortgage(s) respectively, did this day appearene, did declare that she does freely, voluntarily, and without any compulsion ever relinquish unto the mortgage(s) and the mortgage(s) betts or success of dower of, in and to all and singular the premises within mentioned and received in the premise of the second of the	sign, seal and as its fet and deep deliver the within written instrument and that (s) he, with the tion thereof. SWORN to before the this 13th flav at March 19 84 Noted Public for South Carolina. My. Commission Expires: 3-23-87 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto (wives) of the above named mortgagor(s) respectively, did this day appear before me, and e me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of ever relinquish unto the mortgagoe(s) and the mortgagoe's(s') beits or successors and assigns, a of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 RECORDET MAR 2 1 1984 at 9:03 RECORDET MAR 2 1 1984 at 9:03 Notary Public for South Carolina. RECORDET MAR 2 1 1984 at 9:03 OFFICE OFFICE MAR 2 1 1984 at 9:03	sign, seal and as its/fct and deep deliver the within written instrument and that (s)he, with the other witness tion thereof. SWORIN to before me that 13th his far. March Note: Public for South Carolina. My. Commission Expires: 3-23-87 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it m (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person we ever relinquish unto the mortgages(s) and the mortgages(s) beins or successors and assigns, all her interest a of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 RECORDET MAR 2 1 1984 at 9:03 A/M RECORDET MAR 2 1 1984 at 9:03 A/M	sign, seal and as its/fct and deep deliver the wintin written instrument and that (s)he, with the other witness subscribed at tion therefor. SWORN to before the this 13th Pay by March 19 84 (SEAL) Notary Public for South Carolina. My Cotumission Expires: 3-23-87 STATE OF SOUTH CAROLINA COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, the constant of the above named mortgagor(s) respectively, didd this day appear before me, and each, upon being privately are me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, rever relinquish unto the mortgage(s) and the mortgage(s(s)) beits or successors and assigns, all her interest and estate, and of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this RECORDET MAR 2 1 1984 at 9:03 A/M RECORDET MAR 2 1 1984 at 9:03 A/M	sign, seal and as its fet add deep deliver the wiltin written instrument and that (s) he, with the other witness subscribed above witness to the tion thereof. SWORN to before me that 13th fav. of March 19 84 Notary Public for South Carolina. (SEAL) Notary Public for South Carolina. RENUNCIATION OF DOWER RENUNCIATION OF DOWER (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separate me, did declare that she does freely columnarily, and without any compulsion, dread or fear of any person whomsoever, renounce, ever relinquish unto the mortgagor(s) and the mortgagor(s) is its or successors and assigns, all her interest and estate, and all her of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this day of 19 RECORDEC MAR 2 1 1984 at 9:03 A/M RECORDEC MAR 2 1 1984 at 9:03 A/M RECORDEC MAR 2 1 1984 at 9:03 A/M RECORDER MAR 2 1 1984 at 9:03 A/M	Notery Public for South Carolina. Noter Public for South Carolina. (SEAL) Notery Public for South Carolina. (SEAL) RENUNCIATION OF DOWER RENUNCIATION OF DOWER RENUNCIATION OF DOWER RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgage(s) 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 whomsover, renounce, release and forever relinquish unto the mortgage(s) with and the mortgage(s) is being or successors and assign, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this day of 19 RECORDET MAR 2 1 1984 at 9:03 A/M RECORDET MAR 2 1 1984 at 9:03 A/M RECORDET MAR 2 1 1984 at 9:03 A/M Notary Public for South Carolina. RECORDET MAR 2 1 1984 at 9:03 A/M REDEVILLE COUNTY OF GREENWILL REPUBLICANO OF SOUTH CANON OF GREENWILL REPUBLICANO OF GREENWILL RECORDET MAR 2 1 1984 at 9:03 A/M RECORDED MAR 2 1 1984 at 9:03 A/M RECORDE