

150 50
XX
OCT 25 1966
MANN & JOHNSTON & ASHMORE

(18)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

17
3001 Bengevale Circle
Greenville, S.C. 29651
Mortgage of Real Estate
AT 4:01 O'CLOCK P. M.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:01 O'CLOCK P. M. *Aug 19 1966*
SATISFIED AND RANCHED UP OF RECORD
BOOK 40 PAGE 330
1779

herby certify that this within Mortgage has been this 25th
y of October 1966
9:29 A. M. recorded in Book 1043 of
pages, page 325 At No.

Oldie Tammworth
State of Home Conveyance
MANN, FOSTER, JOHNSTON & ASHMORE
ATTORNEYS AT LAW
1043 WEST PLAZA - GREENVILLE, S. C.

1966
October 24th day of
WITNESS the Mortgagor's hand and seal this
SIGNED, sealed and delivered in the presence of:
Greenville S. C. *1779*
Bennie S. Tammworth
Mortgagor
Mortgage of Real Estate
AT 4:01 O'CLOCK P. M.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:01 O'CLOCK P. M. *Aug 19 1966*
SATISFIED AND RANCHED UP OF RECORD
BOOK 40 PAGE 330
1779
1779
Mortgage of Real Estate
AT 4:01 O'CLOCK P. M.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:01 O'CLOCK P. M. *Aug 19 1966*
SATISFIED AND RANCHED UP OF RECORD
BOOK 40 PAGE 330
1779

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, read-ances 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 hazard specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in compliance acceptable to it, and that all such policies and proceeds of the mortgage 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, 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 legal proceedings be instituted pursuant to this instrument, 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 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 Mortgagee 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 hereon, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fees, shall thereupon become due and payable 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 Mortgagee 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 Mortgagee 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.

Witness
7-13-71
Bennie S. Tammworth
Mary Tammworth
1043 West Plaza
Greenville, S.C. 29651

4328 RV.25

0830