

MAR 21 1964
19 Mid State 265416
1. Chatsworth Hills Subd of the
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE City 29601

ROBERT I. MARTIN AND FRANCIS MARTIN
Attorneys
29234
REPUBLIC CONSTRUCTION COMPANY, INC.
ATTESTED AND CANCELLED OF RECORD
D. W. [Signature]
MORTGAGE OF REAL ESTATE

hereby certify that the within Mortgage has been this 21st
day of March 1964
at 9:30 A.M. recorded in Book 953

Mortgage, page 7 At No. 73
D. W. [Signature]
Register of Morte Conveyance Greenville
W. A. Saylor & Co., Office Supplies, Greenville, S. C.
Form No. 142
5-869-08
P.O. Box 205 E 10, Newberry, S.C.
Woodland Drive 2055 Rt. 101
Newberry, S.C.

APR 17 1981
APR 17 2 24 PM '81
SONNIE S. TANKERSLEY
R.N.C.

RENUNCIATION OF DOWER
The undersigned Notary Public, do hereby certify unto all whom it may concern that the within written instrument and that (s)he, with the other party, has been duly executed and is a true and correct copy of the original instrument.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Notary Public for South Carolina
[Signature]
SWORN to before me this 15th day of Feb 1964
Personally appeared the undersigned witness and made oath with the other party, that the within written instrument and that (s)he, with the other party, has been duly executed and is a true and correct copy of the original instrument.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
1081695
BY: [Signature]
WITNESS
[Signature]
[Signature]
29234
[Signature]
[Signature]

WITNESS the Mortgagor's hand and seal this 15th day of February
[Signature]
[Signature]
SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]
[Signature]
[Signature]

The Mortgagor further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such for their 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, redemptions or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness then 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 or 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 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 copy with all government and municipal laws and regulations affecting the mortgaged premises.
(5) That the covenants herein contained shall bind, and the benefits and advantages shall inhere to, the respective heirs, executors, administrators, successors and assigns, of the parties herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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