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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, 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 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 to the Mortgagee, 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, a [illegible] having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with the authority to [illegible] of the mortgaged premises and collect the rents, issues and profits, including a reasonable [illegible] fixed by the Court [illegible] the event said premises are occupied by the mortgagor and after deducting all charges and expenses [illegible] such proceeding [illegible] 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 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 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 30th day of March 1981

SIGNED, sealed and delivered in the presence of:

Nancy D. Barnes

Julius B. Aiken Jr.

J. Metz Looper (SEAL)

J. METZ LOOPER (SEAL)

Ruth B. Looper (SEAL)

Julius B. Aiken, atty
X 27779 X
APR 3 1981
Lothar

~~74081 #1153~~

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
01-20-34 mm 828 38
J. METZ LOOPER AND RUTH
LOOPER,
5964
Cancelled
Dennis S. Tankersley
SOUTHERN BANK AND TRUST
COMPANY, POST OFFICE BOX
329, GREENVILLE, SC 29602

APR 13 1981

8-15

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 13 day of Apr. 1981

9:24 A. M. recorded in Book 1537 of Mortgages, page 168

Dennis S. Tankersley
Register of Mesne Conveyance Greenville County

Prepared by Julius B. Aiken, Attorney at Law
Greenville, S. C.

$90,130.80

Lot 156 & PtLot 157

Westcliffe

SATISFIED AND CANCELLED OF RECORD
13 DAY OF Aug 1984
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:29 O'CLOCK P. M. NO. 5964

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