800x 1214 PAGE 150

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mertgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the foothereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages 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 less 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its eption, 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 impecitions 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 mortgager and after deducting all charges and expenses attending such preceding and the execution of its trust as receiver, shell 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 Mottgagee, all sums then owing by the Moragagor 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 mertgage, 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 metrigage 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 helrs, 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.

Octorization . J	WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence	15thday of	Nov.	1971.	
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named mortwinessed the execution thereof. SWORN to before me this day of STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby cértify unto all whom it may cancers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately sed servery, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgagoe(s) not successor and assigns, 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. Notary Public for South, Carolina. Recorded November 19, 1971 at 11:145 A. No., #11292	Judy R. Lea	·/	Suche A	Berger	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned wilness and made oath that (s)he saw the within named mortificated the execution thereof. SWORN to before me this A COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did deciare that she does freely, voluntarily, and without any compulsion, dread or feer of any person wiscensever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, 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. GIVEN under my hand and seal this 19 71 Sundle Burden (SEAL) Notary Public for South, Carolina. Recorded November 19, 1971 at 11:45 A. M., #11,292	Cafeinghow.	<u>, </u>	<u></u>		(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s) he saw the within named mort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this day of STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto sil whom it may cencera, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and seg- arrately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fair of any person whome- ever, renounce, release and forever relinquish unto the mortgagoe(s) and the mortgagers(s) heirs or successors and assign, all her in- terest and estate, and all her right end claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 19 71 Security Fublic for South Carolina. Recorded November 19, 1971 at 11:15 A. M., #11/292			<u> </u>		(SEAL)
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Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this day of 19 CSEAL) Notary Public for South Carolina. (SEAL) RENUNCIATION OF DOWER COUNTY OF Greenville i, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomso- ever, renounce, release and forever reiniquish unto the mortgagee's(s') heirs or successors and assigns, all her in- therest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 19 71 Succle Burner (SEAL) Notary Public for South, Carolina. Recorded November 19, 1971 at 11:15 A. M., #11/292	}		PROBATE		and the second s
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K. Taraka