

14-33-1536

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall be held by the Mortgagor for such further sum as may be advanced thereafter, at the option of the Mortgagor, for the payment of taxes, assessments, other charges and assessments, repairs or other amounts payable to the holder of this mortgage, shall be paid by the Mortgagor, or in any further sum, advanced, and/or credits that may be made in payment of any amount so advanced to the Mortgagor, in the amount of the same, as they accrue, shall not exceed the original amount of the sum advanced, and the amount so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor 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 Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the unpaid balance of the debt, or in such amount as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clause in favor of and in favor of the holder of this mortgage, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagor the proceeds of any premium paid by the mortgaged premises and does hereby give to each insurance company concerned to make payment to the Mortgagor 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 condition in which they were at the time of construction, and to pay all taxes and assessments, and shall not fail to do so, the Mortgagor, shall make full and prompt payment of the same when due, and shall pay all expenses, including the completion, of any removal or work necessary for the removal of such improvements, or the removal of any fixture or equipment, in connection with the mortgage debt.
4. That it will pay, when due, all taxes, public assessments, and other governmental or quasi-governmental assessments against the mortgaged premises, that it will comply with all governmental and municipal laws, and rules and regulations relating thereto, and the same are given up to the holder of this instrument, and unless having reasonable cause to the contrary, he shall not be liable for any deficiency, in case of nonpayment of any such taxes, assessments, fees, and expenses, notwithstanding the fact that the holder of this instrument, shall apply to the appropriate authority for a waiver of the payment of the same, if he so desires.
5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, to the holder of this instrument, and holds over to him, and his assigns, the same, subject to the conditions contained herein, and to the payment of all taxes, assessments, fees, and expenses, and to the payment of the principal sum of \$23,170.80, plus interest, and any other sum due or owing to the holder of this instrument, and that it will not make any other assignment or conveyance of the same, except with the written consent of the holder of this instrument, and that it does hereby release the holder of this instrument from any liability for any deficiency in the amount of the principal sum of \$23,170.80, plus interest, and any other sum due or owing to the holder of this instrument, in case of nonpayment of any such taxes, assessments, fees, and expenses, notwithstanding the fact that the holder of this instrument, shall apply to the appropriate authority for a waiver of the payment of the same, if he so desires.
6. That the holder of this instrument shall not be compelled to sue for the recovery of any deficiency, or to foreclose upon the title to the mortgaged premises, but that he may exercise any legal remedy available to him to collect the sum due and owing to him under this instrument, and that in case the same shall be collected and paid, he shall be entitled to remain in full free and clear.
7. That the names of the persons making this mortgage, and their addresses, shall be on the reverse side, and no other signatures or initials shall be on the reverse side, but the signature of the parties shall be on the front of the instrument, and the name and address of the person signing, shall be on the reverse side.

WITNESS the Month of January, 17th day of January 1979

SIGNED and sworn before me,

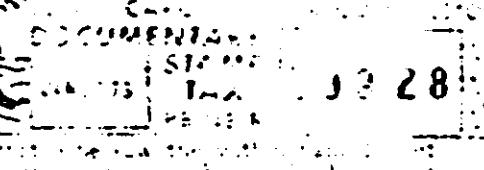
Adam Wren,  
Esq., Notary P.

James M. Snead, Sr.

SEAL

Mary L. Snead

SEAL



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

SWEORN to before me on the 17th day of January, 1979  
Notary Public, Notary Public, Notary Public

State of South Carolina  
3/19/79

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BENIGNATION OF POWER

17th day of January, 1979  
Notary Public, Notary Public, Notary Public

RECORDED JAN 17 1979 at 12:35 P.M.

Mortgage of Real Estate

I do hereby state that the above named Mortgagor has been  
17th day of January, 1979, 12:35 P.M.  
79 12:35 P.M.  
1455 - to record date 3/19  
\$23,170.80  
ADAM FISHER, JR.  
Attorney At Law  
Lot 10 Mooremont Ave. Also 12.  
Acres Chapman Rd.

X-2-7-13  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAMES M. SNEAD, Sr.  
MARY L. SNEAD

TO

SOUTHERN BANK & TRUST COMPANY