- Driggs B

and the second

The Mortgagor turther 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, tor the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee 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 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 on 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 row existing or bereafter erected on the mortgaged property its and 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 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 stack if thereto loss payable clauses in fiver 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 all premiums can be red insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage data whether due or red. 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 complicion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whotever require 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 most tage debt.
- (4) That it will pay, when doe, all taxes, public assessments, and other governmental or manicipal 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 assizus 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 mortgagor and after deducting all charges and expenses attending such proceeding 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 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 atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable atterney'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 include 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 SIGNED, sealed and delivered in the presence of:	day of	July, 1986	0 .	
Mary Roll Sliver	_(	engels Das	ingo .	(SEAL)
Smith H. Fan	7	Surley 5	Danigo	(SEAL)
3	_			(SEAL)
	_			(SEAL)
	<del></del>	PROBATE		<del></del>
STATE OF SOUTH CAPOLINA				
COUNTY OF GREENVILLE  Personally appeared sign, seal and as its act and deed deliver the within written in	the undersigned v strument and that	ritness and made oath that (s)he, with the other witnes	(s)he saw the within n is subscribed above with	amed mortgagor sessed the execu-
tion thereof.	- 00	.0	000=#	
SWORN to before the this 30th day of July	•		7	on
Notary Public for South Carolina. My Commission Expires: 10/14/86		(На	ry Beth Strong	3)
STATE OF SOUTH CAROLINA				
COUNTY OF GREENVILLE	1	RENUNCIATION OF DOV	VER	
)	nov Public, do ker	by certify unto all whom it	may coocern, that the	endersigned wife
I, the undersigned Not (wives) of the above named mortgagor(s) respectively, did me, did declare that she does freely, voluntarily, and without ever relinquish unto the mortgagee(s) and the mortgagee's(s' of dower of, in and to all and singular the premises within	t sek combajaya' I peus an succesor	dread or fear of any person a and assists, all her interes		release and for-
of dower of, in and to all 2.55 singlish did potential of GIVEN under my hand and seal this		er n.	XVIII.	$\sim$
30th dayof of July, 1980		Shirle	(1) Warne	<i>G</i> 0
Twisting H. Jan	_(SEAL)		· ·	
Notary Public for South Osrolina.  My Commission Expires: 10/14/86	(CONTINUE	D ON NEXT PAGE)		
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M. recorded in Book  M. recorded in Book  As No.  LAW OFFICES OF  TIMOTHY H. FARR  ATTORNEY AT LAW  15 GALLERY CENTRE  TAYLORS, SOUTH CAROLINA	Ţ,	<del></del>		<b>\$</b> 1000
thereby certify that the Within Motives of Many of Martgages, page Martgages, page Conveyance  LAW OFFICES OF  TIMOTHY H. FARR  ATTORNEY AT LAW  15 GALLERY CENTRE  TAYLORS, SOUTH CAROLINA	ge of Real Estate		****	9