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Ennie Cartoftis (SEAL) Thelma June Lofted (SEAL)  $\infty$ (

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The Mortgagor turther covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of

- (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 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 bereafter 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 anomits 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 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 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 my 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, 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 coverants 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 berein contained shall bind, and the benefits and advantages shall inure to the respective beirs, executors, administrators, successors and assigns, of the parties bereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day of

August

4th

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					(SEAL)
STATE OF SOUTH CAROLL	ina (		PROBATE		
COUNTY OF Greenvil	3			_	
sign, seal and as its act and detion thereof.  SWORN to before me this A	th do of Ati	ppeared the understoned written instrument and that gust 19 80	sitress and made onth that (s) he, with the other witner witners	(s'be saw (Ka)) ss subscribed av	within named/mortgagor ove witnessed the execu-
STATE OF SOUTH CAROI					
COUNTY OF	RENUNCIATION OF DOWER				
of dower of in and to all and GIVE under my land and so the day of August Moday Fublic for South Land	ust 18 80	(SEAL)		n Jen	3196
AW OFFICES OF  RECORDS \$49,700.00  Chick Spgs. Tp.	11:26 A.M. moorded in Book 1509 grages, page 810 An No Merr of Mesne Conveyance Greenville	Mortgage of Real Estate  A  26 21 Introby certify that the within Mortgage hus been thin 4th  Aug.  19 80	C. E. RUNION P. O. BOX 1136 Greer, S. C. 29651	DONNIE CARY LOFTIS & THELMA JEAN LOFTIS	AUG 4 1980 V  Robert A. Clay, Attorney  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE