**O**•

**O**•

The Merigagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther 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 ceverants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so edvanced 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 new existing or hereafter erected on the mertgaged property insured as may be required from time to films by the Mortgagec against loss by fire and any other hazards specified by Mertgagee, in an amount not less than the mortgage dobt, 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 Mertgagee the proceeds of any policy insuring the mortgaged premises and does hereby author are each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage dobt, 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 Merigages 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 merigage debt.
- (4) That it will pay, when duo, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mertgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 etherwise, 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 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 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 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 herein 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 Mortgager shall hold and enjoy the premises above conveyed until there is a default under this mertgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgager 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.

July

**19** 82

SIGNED, seeled and delivered in the presence of:    Continue
Larry O. Esteph  Larry O. Esteph  Folly A. Esteph  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within named refresors, 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 6 day of July 19 82  Betary Public for South Caroline.  (SEAL)
POILY A. Estepp  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made outh that (s)he saw the within nemed r ert- segor sign, seel 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.  SSNORN to before me this 6 daylof July 19 82  Constant of the country of Green the subscribed above witnessed the execution thereof.  SSNORN to before me this 6 daylof July 19 82  Constant of the country of Green the country of the countr
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made outh that (s)he saw the within nemed r errors are an 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 6 day of July 19 82  Netary Public for South Carolina.  (SEAL)
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (s)he saw the within nemed r enterprises and the execution thereof.  SWORN to before me this 6 daylof July 19 82  Netery Public for South Carolina.  SEAL)  Netery Public for South Carolina.
COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within nemed r errors 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 6 day of July 19 82  Natary Public fee South Carolina.  (SEAL)
COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s)he saw the within nemed r errors 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 6 day of July 19 82  Natary Public fee South Carolina.  (SEAL)
Personally appeared the undersigned witness and made oath that (s)he saw the within nemed r ert- gegor sign, seel 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 6 day of July 19 82  Before Public fee South Carolina.  (SEAL)  Netery Public fee South Carolina.
segor 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 6 day of July 19 82  Matery Public fee South Carolina. (SEAL)
SWORN to before me this 6 day of July 19 82  On Don (SEAL)  Netary Public for South Carolina.  On Don Don Don Don Don Don Don Don Don Do
Natary Public for South Carolina. (SEAL)  Matery Public for South Carolina.
Natary Public for South Carolina.
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
(county of Greenville)  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, 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-
ever, renounce, release and follower relinquish unto the mortgagee(s) and the mortgagee's(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 soal this  Polli, a. Estery
of day of July 19 82 Polly A. Estepp
Markey (SEAL)
My commission expires: 2-28-83  My commission expires: 2-28-83  RECORDED JUL 13 1982 at 12:03 P.M.
MECOUNED OF TO INC.
STATE COUNTY OF THE PROPERTY O
GROSS & GA SETSONSESS ATTORNEY ATE OF SOUTH JUNITY OF Gree Nortgage Mortgage Mortgage 12:03 PA. A 13:00 Acres Fairview Tr
GROSS & GROSS & SOCIEDS ATTORN  OF SOUTHY OF G  The
P P P P P P P P P P P P P P P P P P P
GAUI GAUI POLL POLL POLL POLL POLL POLL POLL POL
& GAULT  & GAULT  OSSECTION  RNEYS AT  RNEYS AT  Greenvi  Greenvi  To  Jage of  Jage
GROSS & GAULT SCOCKROSSCOCKAUXX ATTORNEYS AT LAW OF SOUTH CAROLIN TY OF Greenville Y O. and POLLY A. I  TO  The Palmetto  The Palmetto  July 12:03 Pm. recorded in 8 12:03 Pm. recorded in 8 10 1340.80 1, 340.80 100 Acres Nash airview Tp.
GROSS & GAULT  SOCKROSSKYXXCANXEXXXXXX  ATTORNEYS AT LAW  OF SOUTH CAROLINA  TY OF Greenville  O. and POLLY A. ESTEP  O. and Polly A. ESTEP  Mortgage of Real Each Mortgage of R
ESTEPP ESTEPP MA NA
GROSS & GAULT  SCOCKIOSSCOCCASORCOSONSINDE ATTORNEYS AT LAW  TO  TO  The Palmetto Bank  The Palmetto Bank  Mortgage of Real Estate  Mortgage of Re
GROSS & GAULT  GROSS & GAULT  GROSS & GAULT  GROSS & GAULT  ATTE OF SOUTH CAROLINA  NUNTY OF Greenville  TO  The Palmetto Bank  The Palmetto Bank  Mortgage of Real Estate  Mortgage of Real Estate  Mortgage of Real Estate  12:03 P.M. recorded in Book 1575 of 12:03 P.M. recorded in Book 1575 of 12:03 P.M. recorded in Book 1575 of 1-00 Acres Nash Mill Rd.  Fairview Tp.

The second secon