1982

The Mortgagor further 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, for 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 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 if 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 hereto 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 loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt,
- (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 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 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
- (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 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.
- 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.

24th

STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the underlayed winess and made onth that (the saw the within named mortgagor into the same and as it act and doed deliver the within nationated and that (the with the other winess subscribed above winesed the enterties the total that (the with the other wines subscribed above winesed the enterties the total that (the with the other wines subscribed above winesed the enterties the total that (the with the other winese subscribed above winesed the enterties the other total that (the with the other winese subscribed above winesed the enterties the other total that (the with the other winese subscribed above winesed the enterties that (the with the other winesed the enterties winesed the enterties that the undersigned wine to the above cannot mortgagor the total that (the with the other winese subscribed above winesed the enterties wind the undersigned winesed that the undersigned winesed the enterties wind the undersigned winesed the enterties that the undersigned winesed the enterties wind the undersigned winesed the enterties wind the undersigned winesed the enterties that the undersigned winesed the enterties wind the undersigned winesed the enterties wind the undersigned winesed the enterties and the undersigned winesed the enterties wind the undersigned winesed t	WITNESS the Marigagor's hand and seal this 24th da SICNED, sealer and delivered in the presence of:	August 1982  August 1982  August (SEAL)  Larry E. McCauley (SEAL)  Jewell E. McCauley (SEAL)  Jewell E. McCauley (SEAL)
Ferrocally appeared the mederatgreed winess and made only that (the are the within named mortgager then before as his 24th day of August 19 82  (SEAL)  MY Commission Expires: 9-21-82  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, 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 causined by me, did declare that the does freely, voluntary, and whome any composition dies of size of any person whorever, renowned, release and forever enlargeds note that the does freely, voluntary, and whome any composition dies of size of any person whorever, renowned, release and forever enlargeds note the most agreet (s) bein so received and released.  GIVEN under my hand and sed this  24thur of August 19 82  SEPAS 1882 at 1:09 P.M. GASSEN  MY Commission Expires: 9-01-80  My Commission Expir	STATE GF SOUTH CAROLINA	PROBATE
sign, seal and as its act and deed either the within written instrument and that (ribe, with the other witness subscribed shows witnessed the execution thereof.  SUCRY to before see the 24th day of August 19 82  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  RENUNCIATION OF DOWER  The undersigned Notary Public, do brethy certify noto all whom it may concern, that the undersigned wife (wives) of the above named most gapes (1) respectively, did this day appear before not, and each, upon being privately and separately cannibed by me, did declare that the does freely, volutarity, and without any composition dies of fear of any person whomsover, recome, release and forever enlanguish used the most gapes (1) beins or excessors and assigns, all her interest and estate, and all her right and claim of observed in and to all and in singular the penalties within mentioned and released.  GIVEN under my hand and seal this  24thay of ugust 19 82  SEP 15 1982 at 1:09 P.M. GADOL  National State of the second declare.  My Commission Expires: 7-01 80  SEP 15 1982 at 1:09 P.M. GADOL  SEP 1	COUNTY OF GREENVILLE	
My Commission Expires: \$ -2  \$2  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named most page of a) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whomenever, remounts, released of dower of in and to tall and singular the premises within mentioned and released.  CIVEN under my hand and seal this  24 thay of August 19 82  SEP 1 5 1982 at 1:09 P.M. 6492  Name of the fear of the person of th	sign, seal and as its act and deed deliver the within written instrumention thereof.  SWORN to before me his 24th day of August	nt and that (s)he, with the other witness subscribed above witnessed the execu-
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgage (s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any composition, direct or far of any person whomosover, renounce, release and forever of the privately unto the interest and eather, and all her right and claim of dower of, in and to all and singular the premises which mentioned and released.  CIVEY under my hand and seal this  24thay of August 19 82  SEP 15 1982 at 1:09 P.M. 6492  Namy Private for seath Cardina.  My Commission Expires:  And County of Manne Commy or	Works Public for South Carolina.	
In the undersigned Notary Public, do burthy certify unto all whom it may concern, that the undersigned wife most state of the shore a man description of the shore and controlled the shore and the state of feet of any person whomosover, recomes, release and feet of ever reliangish unto the mortgages(s) and the mortgages(s) being or processors 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  24thay of august 19 82  SEP 1.5 1982 at 1:09 P.M. GADD  White the swell Cream.  My Commission Expires: 9 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
AND JACOBSEN  RETURN TO CLARKE AND JACOBSEN  Wewell E. McCauley  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  My Commission Expires:  My Commission  My Commission  My Commission  My Commission  My Commission  My Commission  Montgage of Real Estate  Sec. I, Ranchettes  Law Offices of  Law Offices of  Law Offices of  Sec. I, Ranchettes  Remound  Montgage of Real Estate  Sec. I, Ranchettes  Law Offices of  Law Offices of  Law Offices of  Ranchettes  Remound  Montgage of Real Estate  Sec. I, Ranchettes  Remound  Montgage of Real Estate  Sec. I, Ranchettes  Remound  Montgage of Real Estate  Sec. I, Ranchettes	(wives) of the above named mortgagor(s) respectively, did this day me, did declare that she does freely, voluntarily, and without any co ever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs o	r appear before me, and each, upon being privately and separately examined by empulsion, dread or fear of any person whomsoever, renounce, release and for- or successors and assigns, all her interest and estate, and all her right and claim
STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  P. M. COUNTY OF GREENVILLE  P. M. COUNTY OF GREENVILLE  D. LARRY E. McCauley and  Jewell E. McCauley and  Services, Inc.  PO Box 219  Mauldin, SC 29662  My of Montgage of Real Estate  Mortgage of Real Estate  Sept.  LAW OFFICES OF  LAW OFFICES OF		An en & mc Co h
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  P. STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Associates Financial Services, Inc. PO Box 219 Mauldin, SC 29662  Mortgage of Real Estate  Mortgage of Real Estate  Mortgage of Real Estate  Sept.  LAW OFFICES OF  \$12,464.82  Lot 5 Bethel Rd.  Sec. I, Ranchettes	an it	Sewell E. McCauley
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Larry E. McCauley and Jewell E. McCauley and Jewell E. McCauley  Mortgage of Real Estate  Law Offices of Law Offices of Sec. I, Ranchettes  My  My  My	Main Partie for South Carolina.	INFO A P 4000
RETURN TO CLARKE AND JACOBSEN  X COUNTY OF GREENVILLE  LARRY E. McCauley and Jewell E. McCauley  TO  Associates Financial Services, Inc. PO Box 219 Mauldin, SC 29662  Mortgage of Real Estate  Mortgage of Real Estate  Law of Sept.  Law Offices of \$12,464.82 Lot 5 Bethel Rd. Sec. I, Ranchettes		
	I hereby certify that the within Mortgage has been this 15th Sept.  Sept.  Sept.  198  Murigages, page 499  LAW OFFICES OF  \$12,464.82  Lot 5 Bethel Rd.  Sec. I, Ranchettes	H CAROLI REENVILL REINVILL Auley and auley TO TO 29662 29662