The same of the sa

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, 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 a lyanted 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 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, whether due or not 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 any construction work underway, and charge the expenses for such repairs or the completion of the comple pletion 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 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 becomes
- (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 Mortgager 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 hersunder. 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 cover successors and assigns, o be applicable to all gend WITNESS the Mortgage SIGNED, sealed and deligrated and	of the parties he lers. or's hand and	ereto. Whenev	bind, and the ber used the sing	gwar snau in	sept ∮ mber	10 1 10 M	33 Wa		ministrators, gender shall (SEAL) (SEAL) (SEAL) (SEAL) (SEAL)	
STATE OF SOUTH COUNTY OF GREEN sign, seal and as its act tion thereof. SWORN to before me	NVILLE and deed deli	iver the within day of Se	eptembe	ument and		e outh that (s	the saw the was subscribed about	ithin nam	ed mortgager	
Notary Public for South My Commission	Camlina	<i>ԻԱս_</i> res: <i>I-</i>		-	1					
COUNTY OF (wives) of the above me, did declare that seever relinquish unto the of dower of, in and to CIVEN under my hand	named mortga he does freely, e mortgagee(s all and singu	I, the undergor(s) respectively, and the more	tively, did this and without as tourne's(s') b	Public, do is day appea ny compulsi eirs or succe	essors and assigns, all	R IS A	WOMAN . ay concern, the privately and	volume te	lease and for-	
day of		19			<u></u>					
Notary Public for Sout	h Carolina.	CORDED	(s SEP 2 6	1983	at 11:07	A.M.			998	1 1
\$13,740.00 Lot 63 Chesly Dr. "The Village", Sec. I	legister of Mesne Conveyance Greenville County LAW OFFICES OF	At 11:07 A.M. moorded in Book 1627 of Mortgriges, pure 337 As No	I hereby certify that the within Mortgage has been this 26 day of September 1983	Mortgage of Real Estate	Associates Financial Services Company of South Carolina, Inc. PO Box 219 Mauldin, SC 29662	70	Sandra M. Walton	COUNTY OF GREENVILLE	STATE OF SOUTH CAROLINA	RETURN TO CLARGE 2 25 133