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The Mortgagor further covenants and agrees as follows

- (1) That this mortgage shall secure the Mortgagee for such turbler such as a so be adomated by pattern at the opening the Mortgage of a the payment of taxes, insurance premiums, public assessments, require or other purps as purposed to the consensuals necessary that to originate the Mortgagee for any further loans, advances, readvances or credits that may be not be breather to the Mortgage that the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount so who on the face below. All sums so advanced shall be at it terest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee onless otherwise possibled in writing
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property wis see 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 loss than the mortgage debt, or it 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 mi-rigaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the bilance 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 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 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 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 soit 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.

| DUNTY OF GREENVILLE Personally appeared the understand mide oath that the arm the within named mortgages the contributed. Personally appeared the understand mide oath that the saw the within named mortgages the contributed. Personally appeared the understand and that (the with the other witness rehearshed shows witnessed the concentration to before me this 7th, day of December 1983 ALLALA MALLIA (SEAL) Next Public for South Carolina My Commission Expires: 1-2 3 84 RENUNCRATION OF DOWER (unver) of the above named mortgages in respectively, that this day appear before me, and each upon being privately and superated by me, did decides that the does fromly, columnarily, and witness any companient, decide of her of any person whomoever, resonance of the contributed with mortgages of (s) here or recovering that the intenset and estate, and all her right and chain of dower of its and to all and larging the premises within mentioned and released. The day of December 1983 Jacklyn C. Hipps | ollected hereunder. (7) That the Mortgagor shall hold and enjoy the premises above y. It is the true meaning of this instrument that if the Mortgagor f the note secured hereby, that then this mortgage shall be utterly n (8) That the covenants herein contained shall bind, and the besicessors and assigns, of the parties hereto. Whenever used the ungue e applicable to all gentless. | the Mortgagee, as a part of the debt secured hereby, and may be recovered and reconveyed until there is a default under this mortgage or in the note secured hereshall fully perform all the terms, conditions, and covenants of the mortgage, and null and vord; otherwise to remain in full force and virtue. Interits and advantages shall mure to the respective heirs, executors, administrators, alar shall include the plural, the plural the singular, and the use of any gender shall day of December 1983 (SEAL) Jacalyn C. Hipps (SEAL) Jacalyn C. Hipps (SEAL) | |
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| Personally appeared the understand wither that (s) he with the other withers withers and mortgager to the with some the within written instrument and that (s) he, with the other witness reduce witnessed the exercised the exercised the exercised that the property of the sold of the | TATE OF SOUTH CAROLINA | PROBATE | |
| STATE OF SOUTH CAROLINA (I) the undersigned Noticy Public, do hereby certify unto all whom it may concurre, that the undersigned wife (unves) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and suparately cannot by me, del declare that the does freely, voluntarely, and without any companion, deed or live of in and to all and singlish the premises within mentioned and released. COUNTY OF GREENVILLE I, the undersigned Noticy Public, do hereby certify unto all whom it may concurre, that the undersigned wife (unves) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and suparately cannot by me, del declare that the does freely, voluntarely, and without any companion, deed or live of any person whomsomer, respectively and the mortgagor's(s') here or encourage and testigns, all her interest and estate, and all her right and chains of down of its and to all and singlish the premises within mentioned and released. CIVEN under my hand and seal this 7th day of December 1983 Jacobyn C. Hipps | , | understaned without and made could that take saw the within named mortgages | |
| Notary Public for South Cardina My Commission Expires: 1-23 84 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 1, the undersigned Notary Public, to hereby certify unto all whom it may concern, that the undersigned wife (unvers) of the above named martingord(s) respectively, did this day appear before me, and each, upon being privately and superately examined by one did declare that the does breefy, voluntarily, and without any computations, derend or lare of any person whomsower, resonance, nelsace and forever of independent of the martingory is and the undringage of (s) before or successions and anique, all her interest and estate, and all her right and chains of dower of, in and to all and singular the premues within mentioned and released. CIVEN under my hand and seal this 7th day of December 1983 Jacobyn C. Hipps | ign (that and as its act and doed deliver the within written bushin ion thereof. | ment and that (1) he, with the other within Patiented above within the | |
| My Commission Expires: 1-23 89 STATE OF SOUTH CAROLINA L, the undersigned Notary Public, do hereby certify unto all whom it may concurs, that the undersigned wife (wives) of the above named mortogon(s) respectively, did this day appear before me, and each upon being privately and separately examined by me, del decises that the does freely, voluntarily, and without any computation, decad or first of any person whomsoneer, senounce, nelesse and first ever relinquols unto the mortogone(s) and the unortogon's(s') before or successors and tangen, all her interest and estate, and all her right and claims of dower of in and to all and singular the premiers within mentioned and released. CIVEN under my hand and seal this Tendary of December 19783 Jacolyn C. Hipps | Manual to periods the core | 1841 | |
| ENUNCEATION OF DOWER I, the undersigned Noticy Public, do hereby certify unto all whom it may concern, that the undersigned wife (unves) of the above named mortgagoe(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, del declare that she does breely, voluntarily, and without any computation, detail or four of any person whomsover, resonance, release and forever relinquish unto the mortgagee(s) and the undergoe(s(s')) helps or successes and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this Telday of December 1983 Jacylyn C. Hipps | idean Bulke for South Cambina | | |
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| I, the undersigned Notacy Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagne(s) respectively, did this day appear before me, and each upon being privately and superately examined by me, del declare that she does breely, voluntarily, and without any computation, decad or fear of any person whomsower, resource, release and fur-ever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and exam, and all her right and claims of dower of its and to all and angular the premises within mentioned and released. CIVEN under my hand and seal this 7t Aday of December 1983 Jacobyn C. Hipps Jacobyn C. Hipps | | BENUNCIATION OF DOWER | |
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| MY COMMISSION EXPITES. PROPER DEC 1 2 133 at 2:14 P.H OCOL | Hereby critily that the within Moraner has he law of 2:14 P. M. marded in Rock Mininger. Page 436 As No. Mininger. Page 436 As No. Mininger. Page 436 As No. Mininger. Page 6 | STAT COUP Barry Jacal Grace Route Simps | DEC 1 2 1983 |