A STATE OF THE PARTY OF THE PAR

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such further 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 convenants 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 advanced shall be at interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter eracted 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 attach of thereto loss payable clauses in fivor 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 all premiums therefor when due; and that it does hereby assign to the Mortgagee, to the extent of the balance owing on 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 Mortgagee debt, whether due or not the Mortgage debt, whether due or not.
- (3) That it will keep all impresements now existing or hereafter eracted in good repair, and, in the case of a construction loan, that it will 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 inforeclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee hecome 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 of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be

covered and collected	1 L		_			C	ship mantage	ar en eha	note source	
ereby. It is the true of	neaming of this i	en this mosts	rage shall be	utterly null a		o remain in	full force and	virtoe.		
(8) That the coverages, successors and ender shall be applied	assigns, of the	District perce	bind, and the bind of the binds	no benefits a used the sto	nd advantages shall gular shall include th	inure to, the plural, the	e respective for plural the sing	ular, and t	he use of any	
VITNESS the Mortgagor's hard and seal this 13TH day of June 1984 IGNED sealed and delivered in the presence of: Coldy June 1984 Eddie T. Wimpey Cathy H. Wimpey Cathy 4. Wimpey									(SEAL)	
	····								(SEAL)	
									(00.12)	
STATE OF SOUTH		}			PROBA	TE				
sign, seel and as its a		Personally iver the withi	y appeared the in written inst	e undersigne rument and t	ed witness and made hat (s)he, with the	oath that other witnes	(s)he saw the s s subscribed ab	within nur ove witnes	ned mortgagor sed the execu-	
tion thereof. SWORN to before me			June	19 8		tra	11 On	1011		
Notary Public for Sou	th Carolina.		(SEAL) _91			y pou	<u></u>	<i>γ</i> ω		
My commission STATE OF SOUTH)								
COUNTY OF GR	EENVILLE	}			RENUNCIATION			_		
(wives) of the aboveme, did declare that ever relinquish unto of dower of, in and	she does freely,	gor(s) respect, voluntarily,	ctively, did the and without a stranger's (a') l	is day appea my compulsion metrs or succe	stors and assigns, all	ar, upon oei	ing betaneous an		elease and for-	
CIVEN under my ha					(asky	17.7	Ven	pey	
13 They of	June	Ding	le	SEAL.)					' 0	· •
Notary Public for So My commission	wth Carolina. on expires	:: 7-21-	91 RECO	RDEC JU	N 1 5 1984	at 3:2	1 P/M	_	. 3	9677
\$7,000.00 Lot 21 Nicklous Dr. Tar Acres	Come Conveyance Greenville LAW OFFICES OF	3:21 P/M. recorded in Book 100/ Mortgages, page 915 As No.	June	Mortgage of Real Estate	SALVATORE C. GIACCONE AND PAULINE R. GIACCONE 635 Morning Dove Circle Lake Mary, Florida	70	EDDIE T. WIMPEY AND CATHY A. WIMPEY	COUNTY OF GREENVILLE	STATE OF SOUTH CAROLINA	H. Michael Spivey 39677 JUN 1 5 1984
	5	R	원기	1	1					