

4328 (N. 2)

1386 234

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for all moneys as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other proper charges pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, rebates or credits that may be made hereafter by the Mortgagee 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 at the option 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 the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and its companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto the most favorable clauses in favor of the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such 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.
- (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 and permit, 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, fees or other impositions against the mortgaged premises, and 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 any proceeds be collected pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver in the discretion of the court, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, in such a certain amount as be fixed by the Court in the event and process are occupied by the mortgagee and after deducting all costs and expenses attending such proceeding and the payment of it, the 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 covenants, 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 Mortgagee 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 Mortgagee, 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, or in any other way, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or as demanded, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises thus conveyed until there is a default under this mortgage or at the note secured hereby. It is the true meaning of this instrument that if the Mortgagee 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 herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 23rd day of December 1976

SEAL) sealed and delivered in the presence of

Maryon A. Hill
Edward R. Haman

Richard J. Hughes

SEAL)

SEAL)

REC-9 1976 117255 X

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Rebekah F. Hughes

AT 2:05 PM
TO
3155

Lindsay J. Forrester, Jr. and
Rebekah T. Forrester
Rt. 10, Mauldin Rd.
Greenville, S. C. 29607

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 29th day of December

1976 at 1:33 P. M. recorded in
book 1386 of Mortgage page 233

As No

W. A. Smith & Co., Office Supplies, Greenville, S. C.
Form No. 112 811-8-72

\$32,829.12

Lot 6 "Pine Valley" Mauldin

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