| - - | Mariesoor | | | | | S-11 |
|------------|-----------|----------|----------|--------|----|-------|
| The s | Mariescor | further. | COYEDANS | 261662 | 25 | INCHA |

- (1) That this mortgage shall secure the Mortgagoe for suck for their sums as may be advanced bereafts... it the eq. in of the Mortgagoe, for the payment of faxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Martgagoe for any further loans, advances, readvances or credits that may be made hereafter to the Martgagoe by the Mortgagoe so long as the total indebtedness thus secured does not exceed the original amount shows 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 Mortgagoe 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 fine to time by the Mortgaget 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 thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when dwe; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged prémises 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.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lean, that it will continue construction until completion without interruption, and should it fail to do so, the Martyague may, at its option, enter upon said premises, make whetever 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 morigaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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 preceding 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 bereby, then, of the option of the Mortgagee, all sums then owing by the Moragagor 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 just involving this Mortgage or the title to the premises described berein, or should the debt secured hereby or any part thereof be placed in the hands of any atterney 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 doe 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.
- (7) That the Mortgagor shall held and enjoy the premises above conveyed until there is a default under this mortgage or in the some 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.

| force and virtue. | } | | | | | | | |
|--|--------------------------------|--|--|--|--|--|--|--|
| (8) That the covenants berein contained shall bind, and the benefits and advantages shall inver to, the respective beins, exacuters, administrators, successors and assigns, of the parties bereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders. | | | | | | | | |
| WITNESS the Merbagger's hand and seal this 26th day of September 19 73 SIGNED, scaled and delivered in the presence of: | | | | | | | | |
| Celeste D. Kellehorvey George R. Moore Moore | (SEAL) | | | | | | | |
| fail M. Moore | (SEAL) | | | | | | | |
| | (SEAL) | | | | | | | |
| | (SEAL) - | | | | | | | |
| STATE OF SOUTH CAROLINA PROBATE | | | | | | | | |
| COUNTY OF Greenville | | | | | | | | |
| Personally appeared the undersigned witness and made outh that (s)he saw the within named north- gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. | | | | | | | | |
| swoan to be fore this 26 day of September is 73 | | | | | | | | |
| told Mi Del SEAN CUESCO & Reduction | | | | | | | | |
| Hatery Public for South Carolina. Ty Commission Expires: 11-4-80 | | | | | | | | |
| STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER | | | | | | | | |
| COUNTY OF | | | | | | | | |
| I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoverer, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors 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 | | | | | | | | |
| 26 gras September 1973 Garl M. Moore | <u> </u> | | | | | | | |
| fred 1 1 (SEAL) | | | | | | | | |
| RECORDING FEE PAIDS 3. STATE OF SOUTH CAROLINA SSTATE OF SOUTH CAROLINA COUNTY OF GREENVILLE P. H. George R. Moore Company Greenville, South Carolina First Piedmont Bank & Trust Company Greenville, South Carolina Mortgage of Real Estate Mortgage of Real Estate And Tomore, Page 13, 500.00 13,500.00 Lot 11, Wildelf Ests, also Lot, Oconee Cty. | | | | | | | | |
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| F GREENVILLE R. Moore R. Moore To Tedmont Bank Ille, South Ca: Ille, South Ca: Ille, South Ca: Cotobor Cotobor Cotobor Cotobor R. Mildair Es onee Cty. | | | | | | | | |
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| County of GREENVILLE George R. Moore First Piedmont Bank & Trust Company Greenville, South Carolina Mortgage of Real Estate Mortgage of Real Estate Mortgage of Real Estate Acrosses, page 509 A. No. 1292 19 73 13,500.00 Lot 11, Wildair Ests, also Lot, Oconee Cty. | X 9897X 5 5 4 5 | | | | | | | |
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