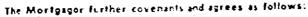
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أيجن فران ويوندونها ومتابع والاناداء



- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mort-(i) that this mortgage shall secure the mortgages for such rur ther 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 covenants harein. This mortgage shall also secure the Mortgages for any further loans, advances, resdvances or credits that may be made hareafter to the Mortgager shall also secure 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 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 Mortgaged against loss by fire and any other hazards specified by Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgaged, 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 Mortgages may, at its epiton, 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default heraunder, 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 preceeding 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 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 Mortgage 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 hinds 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 hereunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note (1) I may the morrgagor shall hold and enjoy the premises above conveyed until there is a detailt 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 covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,

| withess the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of: | E. Denis Striff (SEAL) (SEAL) (SEAL) |
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| STATE OF SOUTH CAROLINA | FROBATE |
| gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof. SWORN to before he his selection of the seal | 1) Vision Brewton |
| signed wife (wives) of the ablive named mortgagor(s) responsely examined by me, did letters that she does freely ever, renounce, release and forever relinquish unto the meterest and estate, and all her right and claim of dower of GIVEN under my hand and seal this | otary Public, do hereby certify unto all whom it may canoers, that the underspectively, did this day appear before me, and each, upon being privately and septicy, voluntarily, and without any compulsion, dread or fear of any person whomsomortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her incef, in and to all and singular the premises within mentioned and released. C. DOWLL Juffeth |
| Expire within Mortgage has been this 3r. Most public for South Register of Mesne Conveyance Greenville county Record \$24,500.00 Lot 30 Virginia Ave. | STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CLAC Herold O. and E. Denise Griffith Mendel T. Hawkins Route 1 Moore, S.C. Mortgage of Real Estate |