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The Mortgagor further covenants and agrees as follows:

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- (1) That this mortgage shall secure the Mertgages for such fur than sums as may be advanced hereafter, at the option of the Maragage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the devenants herein. This mortgage shall also secure the Mertgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mertgages so tong as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages refere absention analysis of merting. unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter crected on the mortgaged property insured as may be required from time to time by the Mortgages, against loss by fire and any other hexards specified by Mortgages, in an amount not loss than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the precede of the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the payment for a loss any policy insuring the mortgaged prémises and does hereby either the each insurance company concerned to make payment for a loss directly to the Mortgages, 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 loon, 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 duz, 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 morigaged 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 mortgager 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 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 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 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 secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants 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 within force and virtue.
- ections that hind, and the honefite and advantages shall inure to, the respective heirs, executors

ITNESS the Martgagor's hand and GNED, sealed and delivered in the	pplicable to all gen seal this 3rd presence of:	day el 	October 198 Sam A. Brooks b Blanche D. Brook	By His	Attorney i	(SEAL) (SEAL) (SEAL) (SEAL) (SEAL)
TATE OF SOUTH CAROLINA			PROBATE			
OUNTY OF GREENVILLE	i					
igor sign, seal and as its act and s	Personally appear deed deliver the w	red the und ithin written	lersigned witness and made oath to a Enstrument and that (s)he, with	hat (s)he s the other	aw the within no witness subscri	emed r oct-
itnessed the execution thereof. WORN to before me this 3rd of the stary Public for South Carolina. My COMMISSSION	Saff is	er EAL) 12-9-9	1, 83 <u>linda</u>	17	lost	
TATE OF SOUTH CAROLINA	1		RENUNCIATION OF DOW	FR		
OUNTY OF GREENVILLE	NOT REQ	UIRED:	PURCHASE MONEY MORTO			
igned wife (wives) of the above n rately examined by me, did decla	iamed mortgagor(s) irc that she does f r retinquish unto the and claims of dow	respectively reely, volunt	lic, do hereby certify unto all w , d'd this day appear before me, a larify, and without any computsion e(s) and the mostgagee's(s') heirs to all and singutar the premises	, dread or or success	fear of any peri	on whomso- , all her in-
day of	19					
lotary Public for South Carolina.		(SEAL)				()
Register of Mesine Conveyence Gr 15.06 acres, Dunklin S.C. Hwy. S-23-33 \$7036.00	day of	Mortgage of Real	P. G. G. G. G. G. G. G. G. G.	Sam A. Brooks	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Everette Hoke Babb Attorney at Law P. O. Box 449 Mauldin, S. C. 296