The Mortgagor further covenants and agrees as tollows

That this mortgage shall secure the Mortgagee for such this received as the rich set of considering the All stages, for the payment of taxes, insurance premiums, public assessments, regain to the mortal transition of the Mortgagee for any further loans, advances, real-since of crotics from may be made to return to one. Mortgagee to Mortgagee so one recurs the Mortgagee for any further loans, advances, real-since of crotics from the transition to one. Mortgagee so in the asset the total indebtedness thus secured does not exceed the original and and the second the transition of the Mortgagee unless showners, and in writing.

(2) That it will keep the unprovements now existing or hereafter erected on the mortgated property more than may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount of the that 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 in the contract shall be held by the amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies in tenewals increase shall be held by the Mortgagee, and here to loss payable clauses in favor of, and in form acceptable to the Mortgagee, and it at it will pay all premiums there for when due; and that it does hereby assign to the Mortgagee the proceeds of any policy minimal the mortgaged premiers and does hereby authorize each insurance commons connected to make manners for a loss directly to the Martgagee to the extent of the halance owers no the Martgage only in the mortgaged premiers are the halance owers no the Martgage debt. each insurance company concerned to make payment for a loss directly to the Mortgage, to the extent of the bulance owing on the Mortgage debt,

(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 Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction with 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 muracipal charges, times 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 bereby 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 juris become may, at Chambers or otherwise, appoint a receiver of the tegus proceedings or translated pursuant to time assistances, any peoper training pursuant may, are translated or times, appoint a received or the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the tents, touer and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgages and after deducting all charges and expenses attending such tental to be fixed by the Court in the event said premises are occupied by the mortgages 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 involving closed. 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 derault 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 corenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and road; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall muse to the respective heirs, executors, administrators, accessors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the pitural the ungular, and the use of any gender shall

be applicable to all genders.		_	
WITNESS the Mortgagor's based and SIGNED, sealed and delivered in the	l seal this 10th day of personne of:	()	\mathbf{O}
Barbare	SBOOLT.	JOHN A. BOLEN, INC.	(SEAL)
1 11 18		BY. VIO	ST (SEVE)
UN CO	7		(SEAL)
#			(SEAL)
STATE OF SOUTH CABOLINA	}	PROBATE	
COUNTY OF GREENVIL	L \$		
) and as by ore and deed of	Personally appeared the under leliver the article against instrument of	raigned witness and made outh that (site saw the and that (sike, with the other witness subscribed	space agreemen are conce-
tion thereof.			^ ~
SHORN Se before on the 186	Han of Rovember (SEAL)	183. Barbara	9.1300
My Comission BX	pijes:		-
STATE OF SOUTH CAROLINA			
COUNTY OF	V 11/1 - MORT	RENUNCIATION OF DOWER GAGOR CORPORATION	
_	L the undersigned Natury Public	e, do hereby cartify unto all whom it may concert compare before me, and each, upon being privately	s, that the understand wife and separately examined by
(wires) of the above seased dor	trager(s) suspectively. See without any com-	speciation, dread or fear of any person whomsover macroscopy and assister, all her interest and estate,	
of devet of, in and to all and si	agular the premiers within mentioned	and released.	
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Notary Public for South Carolina.			15573
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