



3898 1902 PAGE 17

The Mortgagor further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, credits or credits that may be made hereafter to the Mortgagor 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 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 Mortgagee 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 due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises 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 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 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 the Mortgagee shall have the right to enter upon the mortgaged premises at any time for the purpose of inspecting the same, and the Mortgagee shall include the cost of such inspection in the mortgage debt. Whenever used, the signature shall include the name of the signatory, and the name of any gender shall be applicable to all genders.
WITNESS the Mortgagee's hand and seal this 30th day of June 1977.

Witness: *John F. Ferrell*
John F. Ferrell
Mortgagee and delivered to the presence of:

Clyde T. Scott, Jr.
CLYDE T. SCOTT, JR.
13496
OCT 31 1977
COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA
PROBATE

Ben Perry McCall
BEN PERRY MCCALL
Rt. 1
Simpsonville, S.C.
13496
OCT 31 1977
COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA
PROBATE

John F. Ferrell
Notary Public for South Carolina
My Commission Expires: 1/16/83

Personally appeared the undersigned witness and made oath that (s)he is the within named mortgagor and that (s)he is the within named mortgagee, and that (s)he is the within named mortgagor and that (s)he is the within named mortgagee, with the other witnesses subscribed and attested the execution hereof.

SWORN to before me this 30th day of June 1977.
Notary Public for South Carolina
My Commission Expires: 1/16/83

STATE OF SOUTH CAROLINA

John F. Ferrell
Notary Public for South Carolina
My Commission Expires: 1/16/83

6.93 Acres Anderson Ridge Rd.
SATISFIED AND CANCELLED OF RECORD
31 day of June 1977
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 12:50 P.M. NO. 13496

Book 2102 of Mortgages, page 770

10.27 at 11:31 A.M. recorded in

this 30th day of June

I hereby certify that the within Mortgage has been

Mortgage of Real Estate

TO
BEN PERRY MCCALL
Rt. 1
Simpsonville, S.C.

13496

CLYDE T. SCOTT, JR.

Clyde T. Scott, Jr.
Clyde T. Scott, Jr.

3633SX John F. Ferrell
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 30 1977

BOOK 52 PAGE 511

John F. Ferrell
John F. Ferrell