(4) That it will pay when due all taxes, public assessments, and other governmental or more uparations, in a control of many others, against the mortgaged premises. That it will comply with all governmental and municipal rows and regular or attention to a citation and distance.

151. That is hereby assigns all rents, issues and profits of the mortgaged premiers from and after an addition to the and agrees that should legal proceedings be instituted pursuant to this institutent any indige having surroduction may at Chambers or a treatment appoint a reasonable rental to be fixed premiers, with full authority to take possession of the mortgaged premiers and others the rents, issues and expenses after the such proceeding and the by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses, there are debt secured hereby execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby

the That if there is a default in any of the terms conditions or covenants of this mortgage, or of the note secored 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. Mortgagee, all sums then owing by the Mortgager to the Mortgagee of should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee heading a party of any suit involving this Mortgage. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee heading the hands of any attorney at law for or the title to the premises described herein, or should the debt secured hereby or any part thereof he 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 attorneys tee shall therefore and collected hereunder 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 immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby.

(7) That the Mortgagor shall hold and enjoy the premises above convexed until there is a detault 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

the That the covenants herein contained shall bind, and the benefits and advantages shall inute to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

19) If the mortgagor should convey the property or any interest therein to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgagor or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgager shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises part thereof for public use and sums which may be awarded mortgagor upon request by mortgager agrees to make, execute and deliver any All such proceeds and awards are hereby assigned to mortgager, and mortgagor upon request by mortgager agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgager, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgager under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due.

mortgager may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

(12) If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

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