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- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mogagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants here. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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 Mortgaged 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 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 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 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 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.

secured hereby. It is the true meaning of nants of the mortgage, and of the note se force and virtue.  (8) That the covenants herein contradministrators, successors and assigns, of and the use of any gender shall be applied.  WITNESS the Mortgagor's hand and seal SIGNED, sealed and delivered in the presentation.	ecured hereby, that then the sined shall bind, and the best the parties hereto. Whene cable to all genders.  This 10th day of sence of:	e Mortgagor shall full is mortgage shall be ut enefits and advantages ver used, the singular survey.	is a default under this y perform all the tenterly null and void; of shall inure to, the reshall included the plur 1974.  Buygykama	ms, conditions, and cove- herwise to remain in full espective heirs, executors, al, the plural the singular,
Jayer Il Hall		Jabuck_	E, Lun	(SEAL)
				(SEAL)
STATE OF SOUTH CAROLINA		PROBA	те	
gagor sign, seal and as its act and deed of witnessed the execution thereof.  SWORN to before me this 10th day of Ware Manager Manager Modern Public for South Carolina.  My Commission expires 1.  STATE OF SOUTH CAROLINA  COUNTY OF	June 19  (SEAL)  -2-80.  undersigned Notary Public mortgagor(s) respectively.	RENUNCIATION  to do hereby certify us	of DOWER	concern, that the under-
ever, renounce, release and forever relind terest and estate, and all her right and c GIVEN under my hand and seal this	of she does freely, voluntar quish unto the mortgagee(s claim of dower of, in and to	did this day appear bef ily, and without any co I and the mortgagee's(	impulsion, dread or fe (s') heirs or successors	n being privately and sep- er of any person whomso- e and assigns, all her in-
ever, renounce, release and forever relind terest and estate, and all her right and c	st she does freely, voluntar quish unto the mortgagee(s	did this day appear bef ily, and without any co I and the mortgagee's(	impulsion, dread or fe (s') heirs or successors	n being privately and sep- ar of any person whomso- a and assigns, all her in-