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 Mo gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herei 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 Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgagee against loss by tire 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. directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- That it will keep all improvements now existing or hereafter crected 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
- (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 mortgagor 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 Mortmis morigage may be foreclosed. Should any regar proceedings be instituted for the foreclosure of this morigage, or should the Mortgage 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 afterney 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 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.
- A shall blind and the bonesite and advantages shall inure to the respective heirs, executors

ITNESS the Mortgagor's hand and IGNED, sealed and delivered in the	seal this 25th.	day of	March	1	9 ⁷⁵ .		
			18m	11 M/ 2	& Garber	anoill	(SEAL)
Pylora H. Mas		-		<u> </u>	•	/	
Frylia H. Mas	singul				<u> </u>		. (SEAL)
		_					(SEAL
				· · · · - · -			. (SEAL
ATE OF SOUTH CAROLINA	1	-	PR	OBATE			
DUNTY OF Pickens	Ĭ						
	Personally appeare	d the under	signed witness an	d made oat	th that (s)he saw	the within nen	ned mor
gor sign, seal and as its act and c tnessed the execution thereof.	deed deliver the wit			nat (s)ne, v	with the other v	WITHWASS SOUSCITO	eu 2 000
VORN to before methis 25th	lay of March	• • •	75 .			1/	
Iylira H. Mass	ingell_ise	AL)	<u>, </u>	164	in I/	Hall	
otak Public for South Carolina. Y Commission expires	10-19-80.			<u> </u>			· · · · · · · · · · · · · · · · · · ·
 -							
TATE OF SOUTH CAROLINA	1		DENUNCIAT	HON OF D	OWER		
TATE OF SOUTH CAROLINA COUNTY OF	, the undersigned t	Notary Public	RENUNCIAT	ify unto al	I whom it may	cencers, that to being privately	the under
OUNTY OF igned wife (wives) of the above nerally examined by me, did declarer, renounce, release and forevererest and estate, and all her right GIVEN under my hand and seal the	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, o	, do hereby certi did this day appe- ily, and without a	ify unto al ar before m any compuls	II whom it may le, and each, upo sion, dread or fe	ar of any persons.	n whomi
OUNTY OF gned wife (wives) of the above nerately examined by me, did declarer, renounce, release and forever trest and estate, and all her right	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, (ely, voluntar mortgagee(s of, in and to	, do hereby certi did this day appe- ily, and without a	ify unto al ar before m any compuls	II whom it may le, and each, upo sion, dread or fe	ar of any persons.	n whomi
OUNTY OF igned wife (wives) of the above notately examined by me, did declarer, renounce, release and forever erest and estate, and all her right iVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, cely, voluntar mortgagee(s of, in and to	i, do hereby certi did this day appe ily, and without a) and the mortga o all and singular	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may ie, and each, upo sion, dread or fe eirs or successor ises within ment	ar of any persons a rof any persons and assigns, a lioned and reference	y and se n whomi all her ised.
gned wife (wives) of the above neately examined by me, did declarer, renounce, release and forever rest and estate, and all her right IVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, cely, voluntar mortgagee(s of, in and to	, do hereby certi did this day appe- ily, and without a	ify unto al ar before m any compuls	Il whom it may ie, and each, upo sion, dread or feirs or successor ses within ment	ar of any person s and assigns, a signed and release and release are a second	y and so n whomall her ased.
gned wife (wives) of the above nately examined by me, did declarer, renounce, release and forever rest and estate, and all her right IVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, cely, voluntar mortgagee(s of, in and to	i, do hereby certical did this day appearing the ity, and without a land the mortga of all and singular APR 21 75	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may ie, and each, upo sion, dread or fe eirs or successor ises within ment	ar of any person so and assigns, sioned and release	y and so n whom all her esed.
igned wife (wives) of the above nately examined by me, did declaver, renounce, release and forever and estate, and all her right iVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, cely, voluntar mortgagee(s of, in and to	APR 21 75	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may ie, and each, upo sion, dread or feirs or successor ses within ment	ar of any person so and assigns, sioned and release	y whom all her esed.
igned wife (wives) of the above navately examined by me, did declarer, renounce, release and forever erest and estate, and all her right iVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, dely, voluntary mortgagee(s) of, in and to	APR 21 75	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may be, and each, upo sion, dread or feers or successor sees within ment	# 24 Yarborou	y whom all her esed.
igned wife (wives) of the above nately examined by me, did declarer, renounce, release and foreverents and estate, and all her right (IVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, dely, voluntary mortgagee(s) of, in and to	i, do hereby certical did this day appearing the ity, and without a land the mortga of all and singular and singular and singular and singular and singular are all and singular and singular and singular are all and singular and singular and singular are all all and singular are all and singular are all and singular are all	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may be, and each, upo sion, dread or feers or successor sees within ment	# 247 Yarborou	y and so n whom all her esed.
igned wife (wives) of the above nately examined by me, did declar ver, renounce, release and forever erest and estate, and all her right GIVEN under my hand and seal the day of Notary Public for South Carolina.	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, dely, voluntary mortgagee(s) of, in and to	i, do hereby certified this day appearity, and without a land the mortga of all and singular land si	ify unto al ar before m any compul- igee's(s') he the premi	Il whom it may be, and each, upo sion, dread or feers or successor sees within ment	# 247 Yarborou	y and so n whomall her ased.
igned wife (wives) of the above no rately examined by me, did declar ver, renounce, release and forever erest and estate, and all her right GIVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, dely, voluntary mortgagee(s) of, in and to	i, do hereby certified this day appearity, and without a land the mortga of all and singular land si	ify unto al ar before m any compul- igee's(s') he the premi	Whom it may be, and each, upo sion, dread or feelirs or successor sees within ment sees within ment book of the Donna S. Donna S. Donna S.	# 24 Yarborou	y and sen whomall her assed.
igned wife (wives) of the above no rately examined by me, did declar ver, renounce, release and forever erest and estate, and all her right GIVEN under my hand and seal the day of	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, cely, voluntar mortgagee(s of, in and to	i, do hereby certical did this day appearing the ity, and without a land the mortga of all and singular and singular and singular and singular and singular are all and singular and singular and singular are all and singular and singular and singular are all all and singular are all and singular are all and singular are all	ify unto al ar before m any compul- igee's(s') he the premi	whom it may be, and each, upo sion, dread or feelirs or successor sees within ment sees within ment sees Donna S. Donna S. Travelers	yarborou " Yarborou " Yarborou " ATOUNIY OF Gro	y and sen whomall her assed.
igned wife (wives) of the above nately examined by me, did declaryer, renounce, release and forever erest and estate, and all her right GIVEN under my hand and seal the day of Notary Public for South Carolina.	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	Mortgage Mortgage Mortgage Mortgage	p. 0. Box 481 2 Easley, South	ify unto all ar before many computingee's(s') he the premi	whom it may be, and each, upo sion, dread or feelirs or successor sees within ment sees within ment sees Donna S. Donna S. Travelers	yarborou " Yarborou " Yarborou " ATOUNIY OF Gro	y and se n whomi all her i esed.
signed wife (wives) of the above no rately examined by me, did declar over, renounce, release and forever erest and estate, and all her right GIVEN under my hand and seal the day of Notary Public for South Carolina. Register of Mesner St. 5.012.5.7.7.7.00 Conveys	amed mortgagor(s) received that she does free relinquish unto the and claim of dower is	espectively, dely, voluntary mortgagee(s) of, in and to	i, do hereby certified this day appearity, and without a land the mortga of all and singular land si	ify unto al ar before m any compul- igee's(s') he the premi	Whom it may be, and each, upo sion, dread or feelirs or successor sees within ment sees within ment book of the Donna S. Donna S. Donna S.	# 247 Yarborou	y and se n whomi all her ised.