(SEAL)

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CONTRACTOR OF THE SECOND

The Mortgagor surther covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this

SICNED, maled and delivered in the presence of:

ZRompser

(1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall been interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.

Company drives to section (1981)

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- (8) That it will keep the improvements now existing or hereafter erected on the mortgaged property figured as may be required from time to time by the Mortgagee against loss by fire and any other hezards specified by Mortgagee, in an amount not less than the mortgage debt, or in such associate as may be required by the Mortgagee, and the mortgage debt, or in such associates as may be required by the Mortgagee, and there is a payable clauses in fivor 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 companions concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage clebt, whether due or not
- (3) That it will keep all improvements some existing or hereafter eracted in good repair, and, in the case of a construction loan, that it will construction until completion without interruption, and should it fall to do so, the Mortgages 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 shelpt
- (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 rects issues and profits of the mortgaged premises from and after any default hereuseder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having justification 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 cental 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 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 coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgager all turns then owing by the Mortgager to the Mortgager shall become Immediately due and payable, and this mortgage may be foreclassed. Should any legal proceedings be instituted for the foreclasses of this mortgage, or should the Mortgager become a party of any suit involving this Mortgager or the title to the premises described herein, or should the debt secured hereby or any past thereof be placed in the hands of any attorney at law for collection by suit or otherwise all costs and expenses incurred by the Mortgager, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgager, 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.
- (8) That the covenants herein contained shall bind, and the benefits and edvantages shall incre to the respective heirs, executors, edministrators, successors and assigns, of the parties hereto. Whenever used the stagular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

day of

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| Personally exposed the understand without within the cold date (the new de, within accord mortgager therest the therest therest the therest therest the therest therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the therest the therest the therest the therest the therest the the the therest the therest the therest the therest the therest th | TE OF SOUTH CAROLINA  |  | PROBATE  | (SEAL)  |                     |
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| and as to set and deed deliver the within written instrument and that (site, with the other writtens abborrhed above witnessed the executions of the set o |   |  |  |   |                     |
| MN to before one this 11th day of Anglist 1983.  Son G Champton (SEAL)  To Proble for South Caroline.  Commission expires: 4/26/87  TE OF SOUTH CAROLINA  Inter of South Caroline.  It the understand Natury Public, do bereby certify unto all whom it may crecious, that the understand wife way of the above accord secrety, when without any compensor of any person withouthy and supersity cannoted by the dischart force of the dischart force of any person withouthy and supersity cannoted by the dischart substant that the doctor freely of any person withouthy and substanting and without any compensor, deed or feet of any person withouthy and supersity cannoted by the interest and entite, and all her right and claim sever of, to said to all and singular the premiers within mentioned and released.  Elefon F. Mohon  The Angles 19 83  Commission expires: 4/26/87  Recorded Aug. 11, 1983  All 20 P.M.  See Commission expires: 4/26/87  | real and so its act and dood deliver the within written to  | the understaned witner<br>strement and that (s)h | s and made oath that (she sa<br>c, with the other witness subscr | w the within sacred mortgager<br>their above witnessed the execu- | !                   |
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