The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such for ther sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of takes, 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, 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 fathereof. All sums so advanced shall been 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 hereaf for erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hexards 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, that 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 Mortgaged may, at its option, andere 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.

 (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.
- (5) That it hereby assign all rents assues 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 judisdiction 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 rentally 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 dobt 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.
- (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 coverants 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 advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mo	ortgagor's hand as	nd seal this a	₹572 day	y of Se	ptember &	19 62,	
Ollis	Mayer		· · · · · · · · · · · · · · · · · · ·	. L	arl J. V.	Trufson	(SEAL)
finy	7. Hund			· · ·	. ــــــــــــــــــــــــــــــــــــ		(SEAL
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STATE OF SOUT	TH CAROLINA	<u>,</u>			PROBATE		
COUNTY OF		Personally dideed delive	appeared the	under signed itten instruñ	witness and made tent and that (s)h	oath that (s)he,sa e, with the other	w the within named mort witness subscribed above
witnessed the ex SWORN to befor	e me this	day of S		19 62.			
Notary Public to	or South Carolina	est	(SEAL)	1	Ollis	Ward	
STATE OF SOUT		(RI	1 ENUNCIATION OF	DOWER	
signed wife (wiverstelly examined	es) of the above	named mortg	agor(s) respecti does freely, vo unto the morta	vely, did this lumberity, and absects) and i	day appear before I without any comp he mortgagee's(s')	me, and each, up pulsion, dread or f heirs or successo	concere, that the under on being privately and sep ser of any person whomes a and assigns, all her in tiered and released.
-)	y hand and seal t Sept.	-	62.		mare	paret P.	Bryson

Recorded September 28th, 1962,

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