The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further usus at may be advanced hereafter, at the option of the Mortgagee, for the payment of taxet, flourance 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 credit that may be made hereafter to the Mortgage by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount above no the face hereof. All see hereof was not advanced shall be a 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 an may be required by the Mortgagee, and in companies acceptable to it; and that all such policies and renewals thereof shall be had thy 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 assign to except the case in the mortgaged premises and does hereby assign to the Mortgage, 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 fall to do so, the Mortgagee may, at its option, enter upon said premises, make whateve repairs are excessary, 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 easigns all tents, issues and profits of the mortgaged premises from and siter any default hereunder, and agrees that, thould 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 postention of the mortgaged premises and collect the rents, issues and profits, including a reasonable restandable result in the full of the court in the event said premises are occupied by the mortgages and affecting said expenses and expenses attending such preceding and those 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 Mortgage, all sums then owing by the Mortgage to the Mortgage 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 premise described herein, or should the dobt secured hereby or any therefore 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 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 advantages shall inune 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.

WITNESS the Mortgagor's hand SIGNED, sealed and delivered in	l and seal this 3rd	day of	July 19 69,	
Coule To	outro. Je	- -	Patricia K. PATRICIA R	Little john (SEAL)
)	_	& Carole L. CAROLE L.	Littlejohn (SEAL)
STATE OF SOUTH CAROLIN COUNTY OF GREENVII	(,		PROBATE	
seal and as its act and deed del	Personally appeared iver the within written insti	the undersigned trument and that (vitness and made oath that (s)he say s)he, with the other witness subscr	v the within named mortgager sign, ibed above witnessed the execution
SWORN to before me this 31 Company of the control of the contro	(SE/	•	x Cown J.	July 1
STATE OF SOUTH CAROLIN.	· ()		FEMALE MORTGAGORS RENUNCIATION OF DOWER	
COUNTY OF	- }			
(wives) of the above named mortg did declare that she does freely, relinquish unto the mortgages(s) of dower of, in and to all and a	oluntarily, and without any	compulsion, dread	eby certify unto all whom it may one, and each, upon being private, or fear of any person whomsoevend assigns, all her interest and enleased.	concern, that the undersigned wife y and separately examined by me, er, renounce, release and forever tate, and all her right and claim
GIVEN under my hand and seal t				
day of	19			
Notary Public for South Carolina.		_(SEAL)		-i
Recorded July 7	1060 at 2:55	ри #1.	9¢	
Resolution		n., #4.	,	ομ Ο ω