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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 Mortgagee, for the payment of taxes, insurance premounts public assessments, repairs or other purposes pursiant to the commants herein. This mortgage shall also secure the Mortgagee for a situatives, readvances, or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. Missings of all half hair interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided writing.

(2) That it will keep the improvements now existing or bereafter crected on the nortgaged 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 mortgage debt, or in such amounts as may be required by the Mortgagee, and incompanies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attained thereto loss payable clauses in tasor of, and in form acceptable to the Mortgagee, and that it will pay all premains 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 enpresements no securing or bereafter erected in good repair, and, in the case of a construction four, 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 herely 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 profits are occupied by the mortgagor and after deducting all charges and expenses afterding such preceding 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) First 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 Mortgager 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 hards 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.

Forecasts appeared the undersigned surfaces and made outh that (sibe see the within named mortgager sign, sed) and as it set and dead deliner the within a mitten instrument and that (sibe, with the other a times) substanted the execution thereof. SWORN to before me this day of January 19.78. SWORN to before me this day of January 19.78. SEALI STATE OF SOUTH CAROLINA COUNTY OF STATE OF SOUTH CAROLINA FOR the acree named mortgagerst respectively, that the surface and extremely the region of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the acree named mortgagerst respectively, that the option of the option of the option of the acree named mortgagerst respectively, that the option of the o	(8) That the covand assigns, of the penders WIINFSS the Mortg.		ned sha'l bind, and the singular see used the singular discount of the singular discount of the see	the tenefits and advant shall include the plu	ry 19 J. A Boler and COLLEGE PRO	78 Obliganti Janati	rustee for Jan Bolen ES, INC.	nes W.	SEAL) Vaughn SEAL) SEAL)
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