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The Mortgagor rurther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the ontion of the Mortgage the payment of taxes, montaine premiums, prome ascessments, repairs or other purposes pursuant to the convenants herein. This meritage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the eriginal 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 bereafter erected on the mortgaged property i suied 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 in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attach different loss 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 complime 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 Mortgagee may, at its option, enter upon said premises, make whotever repairs are necessary, including the completion of may 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.
- 75) 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 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 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 Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be

(7) That the Mortgagor hereby, It is the true meaning and of the note secured here	payable immediately of cunder. r shall hold and enjoying of this instrument to eby, that then this most s herein contained shaps, of the parties here of all genders.	the premises abo that if the Mortg rtgage shall be u all bind, and the	and expenses income the option of the option	there is a default underform all the terms, cond; otherwise to remain it rantages shall inure to tall include the plural, the	and a reaso the debt sec r this mortga ditions, and co n full force a he respective	ge or in the note secured overants of the mortgage, and virtue.
Shawes B	phase		By:	Wilson Putman	INC.	(SEAL) ent (SEAL) (SEAL)
STATE OF SOUTH CARO	(<u>-</u> ·		PROBATE		
COUNTY OF GREENVIL	,	by appeared the	understoned witne	es and made oath that	ishe saw the	within named mortgagor
SWORN to before me this Notary Public for South Care My Commission	Johnson	ay _(SEAL) 9	19 82.	· LIB	- Se	il
STATE OF SOUTH CARO						
(wives) of the above named the, did declare that she do ever relinquish unto the more	I, the unded mortgagor(s) respectes freely, voluntarily, at tgagee(s) and the mo	ctively, did this of and without any rtgagee's(s') bein	ublic, do hereby or lay appear before compulsion, dread s or successors and	me, and each, upon being or fear of any person v	nay concern, ng privately ar whomsoever, i	renounce, release and for-
(wives) of the above name me, did declare that she do ever relinquish unto the mor of dower of, in and to all a	I, the unde d mortgagor(s) respec es freely, voluntarily, tgagee(s) and the mo nd singular the premi	ersigned Notary P ctively, did this and without any stgagee's(s') bein	ublic, do hereby or lay appear before compulsion, dread s or successors and	ertify unto all whom it a me, and each, upon bein or fear of any person	nay concern, ng privately ar whomsoever, i	that the undersigned wife nd separately examined by renounce, release and for-
(wives) of the above name me, did declare that she do ever relinquish unto the mor of dower of, in and to all a	I, the unde d mortgagor(s) respec es freely, voluntarily, tgagee(s) and the mo nd singular the premi	ersigned Notary P ctively, did this and without any stgagee's(s') bein	ublic, do hereby or lay appear before compulsion, dread s or successors and	ertify unto all whom it a me, and each, upon bein or fear of any person	nay concern, ng privately ar whomsoever, i	that the undersigned wife nd separately examined by renounce, release and for-
wives) of the above named ne, did declare that she do ever relinquish unto the more of dower of, in and to all a GIVEN under my hand and day of	I, the under d mortgagor(s) respectes freely, voluntarily, atgagee(s) and the mound singular the premiseal this	ersigned Notary P ctively, did this of and without any rtgagee's(s') bein ses within mention	ublic, do hereby or lay appear before compulsion, dread s or successors and oned and released.	ertify unto all whom it a me, and each, upon bein or fear of any person	nay concern, ng privately ar whomsoever, i	that the undersigned wife nd separately examined by renounce, release and for-
(wives) of the above named me, did declare that she do ever relinquish unto the mor of dower of, in and to all a GIVEN under my hand and day of	I, the under d mortgagor(s) respectes freely, voluntarily, atgagee(s) and the mound singular the premiseal this	ersigned Notary P ctively, did this of and without any rtgagee's(s') bein ses within mention	ublic, do hereby or lay appear before compulsion, dread s or successors and oned and released.	ertify unto all whom it a me, and each, upon bein or fear of any person	nay concern, ng privately ar whomsoever, i	that the undersigned wife nd separately examined by renounce, release and for-