The Mortgagor turther covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, tor the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants 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 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 hereafter erected on the mortgaged property issued 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 atrach if thereto 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 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 row 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 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 hereby assigns all rent should legal proceedings be instituted of the mortgaged premises, with full at reasonable rental to be fixed by the Coattending such proceeding and the executed because hereby. (6) That if there is a default in	pursuant to this instrument, ithority to take possession of our in the event said premisution of its trust as receiver,	the mortgaged premises are occupied by the shall apply the residue	cs and collect the mortgagor and after of the rents, issues:	rents, issues and er deducting all and profits towar	d profits, inclu- charges and e rd the payment	ding a xpenses of the
of the Mortgagee, all sums then owin foreclosed. Should any legal proceeding volving this Mortgage or the title to to fany attorney at law for collection between the temporal to the temporal	g by the Morigagor to the ngs be instituted for the fo he premises described herei-	Mortgagee snall become concedesure of this mortgan, or should the debt	age, or should the Mo secured hereby or an I by the Mortgagee.	ortgagee become by part thereof be and a reasonab	a party of any e placed in the le attorney's fe	suit in- e hands e, shall
(7) That the Mortgagor shall hole hereby. It is the true meaning of this and of the note secured hereby, that t	instrument that it the More hen this mortgage shall be t	sagor snail fully perfor atterly null and void; o	therwise to remain i	n full force and	virtue.	
(8) That the covenants herein of trators, successors and assigns, of the gender shall be applicable to all genders.	parties hereto. Whenever ters.	ised the singular snau	include the plural, of	he respective he e plural the singu	irs, executors, a dar, and the use	dminis- e of any
WITNESS the Mortgagor's hand and SIGNED, sealed and delivered in the	seal this 15½h resence of:	day of Jul	<u>5</u> — 19	82.	1	
Amaly 2 Jan	May	CAROLI	NA CAPITAL CO	ORPORATION	-10	(SEAL)
Mudtin K. Ga	Hydr.	by: / who wa	MOMAN C: rrants that	he is auth	7	SEAL)
		to act	for the cor	poration		(SEAL)
						SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	}		PROBATE			
sign, seal and as its act and deed delition thereof. SWORN to before me this Notary Public for South Carolina.	1 1	undersigned witness ument and that (s)he,	and made oath that with the other witnes	(s)he saw the w s subscribed abov	ithin named m we witnessed th	ortgagos e execu
STATE OF SOUTH CAROLINA COUNTY OF	NOT AF	PLICABLE - CO RENUN	RPORATE MTGR			
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. CIVEN under my hand and seal this						
day of	19	_				:
Notary Public for South Carolina.		EA1.) _			4400	
EXECURDED JUL 16 198	x 2 G I	.M.	H E	Ω	1198 o v	1
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