The Mortgagor further 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, for the payment of taxes, 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 Mortgagor by the Mortgagee so long as the total indebtness 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 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 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, 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 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 whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for

premises, make whatever repairs are necessary, including the compsuch repairs or the completion of such construction to the mortgage (4) That it will pay, when due, all taxes, public assessments, against the mortgaged premises. That it will comply with all gov premises. (5) That it hereby assigns all rents, issues and profits of the meshould legal proceedings be instituted pursuant to this instrument, a receiver of the mortgaged premises, with full authority to take points, including a reasonable rental to be fixed by the Court in the e	te debt. and other governmental or municip remmental and municipal laws and mortgaged premises from and after an any judge having jurisdiction may ossession of the mortgaged premises went said premises are occupied by	al charges, fines or other imporegulations affecting the most of default hereunder, and agree at Chambers or otherwise, a find collect the rents, issues and he mortgagor and after deduction	sitions gaged s that, ppoint i prof- ing all
charges and expenses attending such proceeding and the execution of toward the payment of the debt secured hereby. (6) That if there is a default in any of the terms, conditions, option of the Mortgagee, all sums then owing by the Mortgagor to mortgage may be foreclosed. Should any legal proceedings be instituted a party of any suit involving this Mortgage or the title to the present thereof be placed in the hands of any attorney at law for collection and a reasonable attorney's fee, shall thereupon become due and paof the debt secured hereby, and may be recovered and collected by the transfer of the mortgagor shall hold and enjoy the premises a secured hereby. It is the true meaning of this instrument that if the	of its trust as receiver, shall apply the or covenants of this mortgage, or of the Mortgagee shall become immediated for the foreclosure of this mortganises described herein, or should the by suit or otherwise, all costs and yable immediately or on demand, at thereunder. Showe conveyed until there is a defaute Mortgagor shall fully perform all	residue of the rents, issues and the note secured hereby, then, diately due and payable, an gage, or should the Mortgagee be e debt secured hereby or any expenses incurred by the Mort the option of the Mortgagee, as It under this mortgage or in the the terms, conditions, and conv	at the d this ecome / part gagee, a part
of the mortgage, and of the note secured hereby, that then this movirtue. (8) That the covenants herein contained shall bind, and the bindistrators successors and assigns, of the parties hereto. Wheneve use of any gender shall be applicable to all genders.	penefits and advantages shall inure t	o, the respective heirs, executo	rs, ad-
WITNESS the Mortgagor's hand and seal this 26 day	y of act	1982	
SIGNED, sealed and delivered in the presence of:	6.111	! 10	
Honna & Dossell	X Juy J. Dall	onfo	SEAL)
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STATE OF SOUTH CAROLINA COUNTY OF	PROBATE		
Personally appeared the undersigned witness and made oath mortgagor's(s') act and deed, deliver the within written Mortgag execution thereof.	e, and that (s)he with the other wi	mortgagor(s) sign, seal and tness subscribed above, witness	as the sed the
SWORD to before me this day of day of SWORD Motors Public for South Carolina (SE	ري ₁₉ ور	17.11.	
Notary Public for South Carolina (SE	(AL)	my & Wortung	
My commission expires: 6-21-92			
STATE OF SOUTH CAROLINA COUNTY OF	RENUNCIATION OF DOWN		
ad wife Initial of the show named mortgagoris) respectively, dis	Public, do hereby certify unto all who I this day appear before me, and each	h, upon being privately and sec	arately
examined by me, did declare that she does freely, voluntarily, and	d without any compulsion, dread or ne mortgagee's(s') heirs or successors :	fear of any person whomsoev and assigns, all her interest and	Pr. re-
and all her right and claim of dower of, in and to all and singula	ar the premises within mentioned and Ω	released.	
GIVEN under my hand and seal this	x Delly H #	allmu	
	EAL)		_
Notary Public for South Carolina. My commission expires: 6-2-7-64-2-2-2-100-2-2-2-100-2-2-2-2-2-2-2-2-2-2	0.4000		
My commission expires: 4-23-45 RECORDED OCT 2	9 1982 at 1:47 P.M.	19490	
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