The Mortgagor further covenants and agrees as follow

- That this mortgage shall secure the Mortgagee for such further sort, as may be obtained being the action of the Mortgagee, but the payment of taxes, insurance premiums, public assessments, repairs of other players of the convertient to the Mortgagee shall also secure the Mortgagee for any further loans, advances, reads more or cred to the may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount the whom the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and dail be payable on demand of the Mortgagee unless otherwise provide by writing
- (2) That it will keep the unprovements now exacting or hereafter erected on the morteaged property make I as may be required from time to time by the Mortgagee against loss by tire 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 receivals thereof shall be held by the Mortgagee, and in companies acceptable to it, and that all such policies and receivals thereof shall be held by the Mortgagee, and have attached hereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it sail pay all premiums therefore have attached hereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize only how the standard of the historicanness on the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize only how the standard of the historicanness of t each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the bulance mains on the Mortgage debt,
- (3) That it will keep all unprovements now existing or hereafter erected in good repair, and, in the case of a construction foan, 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 regains 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 cents, issues and profits of the mortgaged premises from and atter any default hereunder, and agrees that, should tast it nercoy asigns at tents, issues and profits of the mortgaged premiers from any after any default recedings, appoint a receiver of the 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 mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and exposure attending such cental 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 processing 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 because.
- (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 Mortgager 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 premises described herein, or should the debt secured hereby or any part thereof 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. collected hereunder.
- and there is a default under this mortgage or in the note secured here-

(8) That the coverants here successors and assigns, of the par be applicable to all genders.  WITNESS the Mortgagor's band SIGNED, scaled and dehvered in	then this maxipage at the contained shall be ties hereto. Whenever and seal this 1	and, and the benefits and a numed the singular shall inc	perform all the terms, conditions, and coverage from all the terms, conditions, and coverage is otherwise to remain in full force and virtue drantages shall inure to the respective heirs, and the plural, the plural the singular, and the November 1983.  JOHN A BOLBN, INC.  BY:	(SEAL)
ties thereof.	ILLE	ovember 19 8	PROBATE  rd witness and made eath that (site saw to that (s)he, with the other witness substribed  33.	to wide same margager of the cooper
Note of the second Code My Commission STATE OF SOUTH CAROL COUNTY OF	XDITES!	_(SEAL)  N/A - Mort	BENUNCIATION OF DOWER gagor Corporation	
of direct of in and to all an	mortpager(s) respect freely, voluntarily, in pages(s) and the exi- d singular the premi	traigned Notary Public, do trively, did this day opport and without any computer	hereby certify unto all whom it may conce as before me, and each, upon being privately ion, dread or fear of any person whomsore energy and antique, all her interest and orbits	
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