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THE RESERVE

The	Marigager	further	covenants	and	 86	fellews

- (1) That this mertgage shall secure the Mertgages for such fur that sums as may be odvanced hereafter, at the option of the Mertgage, for the payment of taxes, insurance premiums, public essessments, repairs or other purposes pursuant to the extended herein. This mertgage shall also secure the Mertgages for any further leans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mertgages so long as the total indebtedness thus recured does not exceed the original amount about on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages unless otherwise provided in writing.
- (2) That it will been the improvements new existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mertgaged against less by fire and any other hererds specified by Mortgagee, in an amount not less than the mertgage debt, or in such amounts as may be required by the Mertgagee, and in companies acceptable to it, and that ell such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto less 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 Martgagee 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 ewing on the Mortgage debt, whether due or not.
- (3) That it will keep all imprevements now existing or hereafter erected in good repair, and, in the case of a construction look, that it will continue construction until completion without interruption, and should it fail to do so, the Martgagon 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 dobt.
- (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
- (5) That it hereby assigns all rents, issues and prolits of the mortgaged premises from and after any default hereunder, and agreed 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 Cours in the event said promises 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.
- (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 Moragager 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 just 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 atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attarney'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 receivered and collected hereunder.
- 17) That the Mortgoger shall held and enjoy the premises above conveyed until there is a delault under this mortgoge or in the note

nants of the mortgogo, and force and virtue.  (8) That the cuvenan- administrators, successors and the use of any gender	the meaning of this instrume of the note secured hereby, the herein contained shall bin and assigns, of the parties he shall be applicable to all go hand and seel this 9th ired in the presence of:	nay mon mis i i, and the bem rate. Whenever ulers.	ofice and advantage	shall fours to the residual included the phoral	poetitive heirs, executors, the pheral the singular,	
					(SEAL)	
		<del></del>				
STATE OF SOUTH CARE COUNTY OF Greens upond wife (wivest of Parallely assumed by me	Personally appears of and declarer the waterest.  Sph day of December 15  Springs: 1-18-7  OLINA  Tille  1. The undersigned the above named marty-perful and declare that the deer land factor relargant unto the land factor right and claim of decimal factors of	EAL)  Motory Public respectively, creely, valuable	REMUNICIATION AND THAT WAS A BETT WAS A BETT OF CALLS OF STREET OF THE S	made path that (sine series (sine, with the other series of the start of the series of	C. LUNYS'ALKUL conserts, that the under- in being periodicly and sap- or of any purson whence or and assistant, all her in-	
day of	19	100 22 2			······	
Hotary Public for South	Corolina.	(SEAL) ECORDET D	EC 1 4 1983	at 10:29 A.	18906	
\$11,300.00 Lot 13 Rabon Rd. Rabon Rd. Acres	10:29 A. A. recorded in Bank 1639 of Marigage has been this 183 and 10:29 A. A. recorded in Bank 1639 of Marigages, page 774 A. No. 1639 of Marigages, page 774 A. No. 1639	_	WALTER F. WALDEN  And  HUCH MICHAEL DRAKE	JAMES KOBERT CALVERT	GROSS & GAULT ALCATION ATTORNEYS AT LAW  STATE OF SOUTH CAROLINA  COUNTY OF CREENVILLE	GROSS & GAULT, ATTORNEYS  P. C. Box 507  Founitin Inn., S. C. 29644 DEC 14 1983