The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the egi gages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the or This mortgage shall also secure the Mortgages for any further leans, advances, residvances or credits that may be made Mortgager by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount she hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on dimend a unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insuled as may be from time to time by the Mortgagee against loss by fire and any other hexards specified by Mortgagee, in an allowed not less mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such police renewals thereof shall be held by the Mortgagee, and have attached thereto less payable clauses in fever of, still in form some the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the premium policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all imprevements new existing or hereafter erected in good repair, and, in the case of a construction that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fi the mertgaged premises. That it will comply with all governmental and municipal laws and regulations hes or other impact affecting the enerty
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agree that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or effective, 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 accupied by the mortgager and after deducting all charges and expenses attending such preceding 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 Moragagor to the Mortgagee shall become immediately due and asyable, 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.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mertgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; effectively the remain in full
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seel this 22thd SIGNED, sealed and delivered in the presence of:	day of	July	Bure	12	L.,	
Containing Containing		1 Van	-xuv	re ii	DUC 4	(SEAL)
	•					(SEAL)
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STATE OF SOUTH CAROLINA			LOBATE	<u>.</u>		
COUNTY OF The Personally appeared	the under	cional witness a	nd made eath	that (s)be save	the within nem	ed mort-
gagor sign, seal and as its act and deed deliver the within witnessed the execution Whereof.	written i	nstrument and t	that (s)he, wit	h the other	tness subscribe	eveds b
SWORN to before me this 22nd day of July		66.	fu (16	(
Notary Public for South Carolina.	in the second)		\	
STATE OF SOUTH CAROLINA	,	RENUNCIA	TION OF DOV	VER		'.
- Labo and mad Not	ary Public	do hereby cert	ify unto all v	whom it may a	encern, that the	e under-
signed wife (wives) of the above named mortgagor(s) respected was examined by me, did declare that she does freely ever, renewnce, release and forever relinquish unto the material and estate, and all her right and claim of dower of	, voiumar	and the morta	any (omposio	or successors	and assigns, at	her in-
GIVEN under my hand and seel this		9	muri	Jat	e forke	it `
	SEAL)					
Notary Public for South Carolina.	4 D M	#		-		
Recorded July 29th, 1966, at 4:0	O P.M.	₹ 3078		- and	C SI	