The Mortgagor further covenants and agrees as follows:

BOOK 1064 PAGE 638

- (1) That this mortgage shall secure the Mortgagee for such fur ther 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.

 gagee, 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 Mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgage 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. 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 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 mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss any policy insuring 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, 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.
- That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions the mortgaged premises. That it will compty with all governmental and municipal laws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees 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 wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises are occupied by the mortgaged premises are occupied by the mortgaged premises are occupied by the mortgaged premises and profits, including a reasonable rental to be fixed by the Court in the execution of its trust as receiver, shall apply gager and after deducting all charges and expenses attending such preceeding 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 payable, and the option of the Mortgagee, all sums then owing by the Moragagor 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 suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby are 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 mortgage 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 cove-secured hereby. It is the true meaning of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full forms and winter.
- (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.

IGNED, sealed and delivered in the presence of: Aury little County C	VITNESS the Mortgagor's hand and seal th	is 26	day of	July	19 67		
(SEAL) TATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made ceth that (s)he saw the within named need signs sail and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above virinessed the execution thereof. WORN to person this 2 Cday of July 1967 WORN to person this 2 Cday of July 1967 WORN to person this 2 Cday of July 1967 WORN to person this 2 Cday of July 1967 WORN to person this 2 Cday of July 1967 I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arrably exemined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of sar of savery exemined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of savery exemined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of savery exempents and estate, and all her right and claim of dower of, in and to all and singular the premises within maniformed and released. GIVEN under my hand and seal this day of 19	IGNED, sealed and delivered in the presen	ce of:		h - 4	7 0 Y	2 0-10	1
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