The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur their sums as may be advanced hereefter, at the eptien of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereingagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereingagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereingagee shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereefter, at the mortgage shall be payable on demand of the Mortgagee hereof. All sums so advanced shall be payable on demand of the Mortgagee tables of the mortgage 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 Mortgaged 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 pelicles and mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such pelicles are 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 dues and that it does hereby assign to the Mortgagee the proceeds of the Mortgagee, and that it will pay all premiums therefor when dues and that it does hereby assign to the Mortgaged promises and does hereby authorize each insurance company concerned to make payment for a less any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a less any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a less any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a less.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction less that it will continue construction until completion without interruption, and should it fail to do so, the Mertgagee may, at its eptie enter upon said premises, make whatever repairs are necessary, including the completion of any construction werk underway, are charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when duo, 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 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 ether wise, 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 and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the meet-rents, issues and profits 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 payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage or the title fo the premises described herein, or should the debt secured hereby gagee become a party of any suit involving this Mortgage or the title fo 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, 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 mortgage or in the mete secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full name and uteriors.
- (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 seal this	3 day of 00	TOBBR 1971	
SIGNED, sealed and delivered in the presence of:	_	Yomme Whan	(SEAL)
Ida Sate. M. Bab	<u>l-</u>	Jara B Turkan	(SEAL)
			(SEAL)
			(SEAL)
		PROBATE	
STATE OF SOUTH CAROLINA	• .	*	
COUNTY OF			
gagor sign, seal and as its act and deed deliver the witnessed the execution thereof.  SWORN to before me this 13 day of 067  Willia. Marrico. Ball.  Notary Public for South Carolina.	within written instr	ed witness and made oath that (s)he saw the within ne ument and that (s)he, with the other witness subscri	d-
STATE OF SOUTH CAROLINA		RENUNCIATION OF DOWER	-
COUNTY OF )	•	42.4	
signed wife (wives) of the above named mortgagor(	s) respectively, did t freely, voluntarily,	hereby certify unto all whom it may cencers, that his day appear before me, and each, upon being private and without any compulsion, dread or fear of any persod the mortgages's(s') heirs or successors and assigns, and singular the premises within mentioned and rele	n whomso-
GIVEN under my hand and seal this	*	by a Ryan	• • • •
13 day of DETOBER 1971	· · · · · · · · · · · · · · · · · · ·	gara D wram	<del>-</del>
Wilamoriso Babl	(SEAL)		
Notary Public for South Carolina.	d October 13,	1971 at 4:13 P. M., #10805	TENS S
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