The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mertgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants hereing the mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shews on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee to long as the interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee 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 Mortgagec against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgagec against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the from time to time by the Mortgagec against loss by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec fie proceeds of the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec fie proceeds of the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec fie proceeds of the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec fie proceeds of the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec field by Mortgagec, and that all such policies and the mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec field by Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec, and that it does hereby assign to the Mortgagec field by Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec, and that it does hereby assign to the Mortgagec field by Mortgagec, and that it will pay all premiums therefor when due; and the mortgagec field by M
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lean that it will continue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its epiten that it will continue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its epiten 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.
- (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 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 other that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other that, should legal proceedings 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 and premises are occupied by the mortgaged premises 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 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, 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, 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, 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, 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.
- (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 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 terms and relative. force and virtue.
- and the benefits and advantages shall inure to, the respective heirs, executors,

ITNESS the Mortgagor's hand and seal this 22nd day of May (SEAL) CHARL Sealed and delivered in the presence of: CLARL MAN DD (SEAL) CHARL MAN (SEAL) (SEAL		seel this 22nd day of	Mav.	9/2	
(SEAL) TATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (a)he saw the within mamed norther sign, seel and as its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above linessed the execution thereof. WORN to before me this 22nd day of May 1972 Public for South Carolina North Carolina I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named entrysport) respectively, did this day appear before me, and each, upon being privately and september with five sammined by me, did declared that the does freely, voluntarily, and without compulsion, dread or fear of any person without the mortgager(s) and the mortgager(s) helrs or successors and assignment and each, upon being privately and september and eatare, release and forever relinquish unto the mortgager(s) and the mortgager(s) helrs or successors and assignment and eatare, release and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	ITNESS the Mortgegor's hand and GNED, sealed and delivered in the			0.000	
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	practices of the execution increase. VORN to before me this 22nd of the practice of South Carolina. My Commission My Commis	the undersigned Notary Publicated mortgagor(s) respectively, to that she does freely, voluntal relinquish unto the mortgagoe(s) and claim of dower of, in and the 22nd	RENUNCIATION OF DO	whom it may concern that, and each, upon being privation, dreed or fear of any per	the under- ely and sep- non whemsels

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