The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance prentiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgager so long as the total indebtedness thus sociored does not exceed the original amount shown 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 Mortgages 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 Mortgage, against loss by fire and any other hazards specified by Mortgage, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgage, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgage, and haz attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgage, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged processes and does hereby author to each insurance company concerned to make payment for a loss directly to 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 crected 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 Mortgage 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.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, lines 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 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 Court in the event said premises are occupied by the mortgagor 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 mertgage, 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 become a party of any suit involving this Mortgage: or the till 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 cotts 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 mortgago or in the note secured hereby. It is the true meening of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants of the mortgago, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenents herein contained shall bind, and the bonefits 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 har SIGNED realed and delivered	id and seal this 22nd In the presence of:  String for the control of the control	day of	May, Laurence Consider	10 73 E. A. L.	(SEAL)
					105.11
<del></del>		-			(5EAL)
		-			(SEAL)
STATE OF SOUTH CAROLINA			PROBATE		
gagor sign, seal and as its act witnessed the execution there SWORN to before the this 22 Nature Public for South Carolland Commission F	and deed deliver the with of.  Add of May,	in written fast 19 7: L)	rument and that (s)	c oath that (s)he saw the he, with the other with	
STATE OF SOUTH CAROLINA	' (		RENUNCIATION O	F DOWER - NOT	NECESSARY
COUNTY OF	Ş		Pt	JRCHASE MONE	Y MORTGAGE
signed wife (wives) of the ab arately examined by me, did ever, renounce, release and fo terest and estate, and all her	ove named mortgagor(s) re declare that she does free sever relinquish unto the s	spectively, did ly, voluntarity, mortgagee(s) an	this day appear befor and without any com of the mortgagee's(s'	pulsion, dread or lear of heirs or successors an	ing privately and sep f any person whomso d assigns, all her in
GIVEN under my hand and se	al this				
day of	19		<u></u>		<del></del>
		_{SEAL}	<del></del>		
Notary Public for South Carel	Recorded May 2	2, 1973 a	t h:23 P. M.	<i>, #</i> 33422	