The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further 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. This mortgage shall also secure the Mortgagee for any further toans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee 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.
- (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 Mortgages against loss by fire and any other hearts, specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and large attached thereto loss payable clauses in layor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 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.
- (4) That it will pay, when duz, 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 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 mortgager 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 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 atterney 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 Nortgagor 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 covenants of the mortgage, 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 benefits and advantages shall inure to, the respective hairs, executives, 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.

GIGNED, schled and delivered	lrief_	Mrs. June S. Cox (SEAL)
		(\$EAL)
		(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF GREENVII		. PROBATE
	and deed deliver the within w	
WORN to before me this I	day of Way Inc. A. J. HENDRIX	· K. Bru Wh
WORN to before me this 2	day of Way day of Way ISEAL ISEAL INDAIX Grand Comm. Expires 9-23-75	19 73 L. Bru Wh
witnessed the execution there work to before me this I would be to	I, the undersigned Notary ove named mortgagor(s) respect declare that she does freely, viewer relinquish unto the mortgill and claim of dower of, in	MORTGAGOR A WOMAN
witnessed the execution there iWORN to before me thir I Notary Publicator South Caro STATE OF SOUTH CAROLINA COUNTY OF signed wife (wives) of the ab- parallely examined by me, did	I, the undersigned Notary ove named mortgagor(s) respect declare that she does freely, viewer relinquish unto the mortgill and claim of dower of, in	MORTGAGOR A WOMAN RENUNCIATION OF DOWER Public, do hereby certify unto all whom it may cancern, that the undertively, did this day appear before me, and each, upon being privately and septementarily, and without any compulsion, dread or fear of any person whomeography and the mortgages its' heirs or successors and assigne, all her located to the control of the co
witnessed the execution there is WORN to before me this I will be the south Caro in TATE OF SOUTH CAROLINATION OF the abstrately examined by me, did over, renounce, release and forest and existence and all her	I, the undersigned Notary ove named mortgagor(s) respect declare that she does freely, viewer relinquish unto the mortgill and claim of dower of, in	MORTGAGOR A WOMAN RENUNCIATION OF DOWER Public, do hereby certify unto all whom it may cancern, that the undertively, did this day appear before me, and each, upon being privately and septementarily, and without any compulsion, dread or fear of any person whomeography and the mortgages its' heirs or successors and assigne, all her located to the control of the co
Interest of the execution there WORN to before me this I letary Publicator South Caro TATE OF SOUTH CAROLINA COUNTY OF Igned wife (wives) of the ab- rately examined by me, did ver, renounce, release and for erest and estate, and all her SIVEN under my hand and so day of	I, the undersigned Notary ove named mortgagor(s) respect declare that she does freely, viewer relinquish unto the martiright and claim of dower of, in set this	MORTGAGOR A WOMAN RENUNCIATION OF DOWER Public, do hereby certify unto all whom it may canoers, that the undertively, did this day appear before me, and each, upon being privately and septementarily, and without any compulsion, dread or fear of any person whomsof gagges(s) and the mortgages(s) heirs or successors and assigne, all her in and to all and singular the premises within mentioned and released.