The Mortgagor Litther coveracts and agrees as follows:

(i) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of trees, from nee prendices, public assessments, repoles or other purposes pursuant to the coverints herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagees o long as the total indictness thus secured does not exceed the original abount shown on the face hereof. All sums so advanced shall hear 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 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 rary be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals the red shall be held by the Mortgagee, and have attached thereto loss payable clauses in fiver of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize 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 erected in good repair, and, in the case of a construction kan, 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 due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions

(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 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 eccupied by the mortgager and after deducting all charges and expenses attending such proceeding 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 bereby.

(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 Mortgager 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 sum working this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hards of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attory y'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 here under.

(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 convenants of the mortgage, and of the non-secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and

ministrators successors and assigns, of the parties hereto. Whenever us use of any gender shall be applicable to all genders.	fits and advantages shall inure to, the respective heirs, executors, a ed, the singular shall include the plural, the plural the singular, and t	
WITNESS the Mortgagor's hand and seal this 23rd day of	August 19 73.	
SIGNED, sealed and delivered in the presence of:	•	
June B. Jacker	Welliam W. marming 15EA	T.)
SIGNED, sealed and delivered in the presence of:  Seyn B. Jacker  James P. Mr. Kinney fr	Welliam W. Manning ISEA	
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	1997	14
	(SEA	L)
STATE OF SOUTH CAROLINA		
	PROBATE  signed witness and made oath that (s)be saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and that (s) he saw the within named more property and the saw that (s) he saw the within named more property and the saw that (s) he saw that (s) h	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instrucessed the execution thereof.	signed witness and made oath that (s)be saw the within named more ument and that (s)be, with the other witness subscribed above wi	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instrucessed the execution thereof.	signed witness and made oath that (s)be saw the within named more ument and that (s)be, with the other witness subscribed above wi	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instrucessed the execution thereof.  SWORN to before me this 23rd day of August  Notary Public for South Carolina.  My Commission Expires: Sentember 30, 1980	signed witness and made oath that (s)be saw the within named more ument and that (s)be, with the other witness subscribed above wi	
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written instruces the execution thereof.  SWORN to before me this 23rd, day of August  Odding: Public for South Carolina.  (SEAL)	signed witness and made oath that (s)be saw the within named more ument and that (s)be, with the other witness subscribed above wi	

GIVEN under my hand and seal this 23rd

August 19 73 August 19 74 Augus