The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall recure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgage, for the payment of taxes, insurance premiums, 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 Mortgagee so long as the total indebtedness thus recured does not exceed the original amount shown on the face hereof. All sums so advanced shall been sinterest 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 hazards 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 have attached thereto loss payable clauses in favor 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 erected 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 Mortgages 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 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 becaunder, 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 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 Mortgagee become a party of any put 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 atternage 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 mortgago 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 core-nants 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 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.

SIGNED, scaled and delivared in the presence of:	april	19 74	C	
Elecute MEachin	Jen	y Stale	Souber	(SEAL)
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	+ · + · · · · · · · · · · · · · · · · ·			(SEAL)
STATE OF SOUTH CAROLINA	PRO	DBATE	-	
COUNTY OF Secrill Personally appeared the under	rein-ad witness sn	d made oath that fell	he cow the within a	amade art
gagor sign, seal and as its act and deed deliver the within written i witnessed the execution thereof.	instrument and th	ist (s)he, with the o	ther witness subsci	iped spoke
SWORN to before me this 18 day of Africa 19	74	_	_	
		lucan Can	pbell	
Notary Public for South Carolina. /-18-81				
STATE OF SOUTH CAROLINA	RENUNCIAT	ION OF DOWER		
COUNTY OF	ALIJOHO I			-
erately examined by me, did declare that she does freely, voluntar ever, renounce, release and forever relinquish unto the mortgageels terest and estate, and all her right and claim of dower of, in and to GIVEN under my hand and seal this If day of Africa 1974 Level Her MEacher (SEAL)) and the mostgag	gee's(s') heirs or suc the premises within	ressors and assigns,	, all her in-
Hotary Public for South Carolina.				
Refer y Public for South Ceretine. /-/8-8/	RECORDED 197	18'74	26198	

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