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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur that sums as may be advanced hereafter, at the option of the Most quage, for the payment of tuzes, insurance premiums, public assessments, repairs or other purposes pursuant to the cerenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, resdiances or credits that may be made hereafter to the Mortgagor by the Mortgagoe so long as the total indebtedness thus recured 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 dobt and shall be payable on domand of the Mortgagoe unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter exected 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 Morigagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Morigagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Morigagee the proceeds of any policy insuring the mortgaged premises and does hereby author to each insurance company concerned to make payment for a loss directly to the Martgagee, to the extent of the balance owing on the Mortgage dobt, 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 least, that it will continue construction until completion without interruption, and should it fail to do so, the Mertgages 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
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that it hereby assigns all rents, issues and profits of the mortgaged premises from and arrer any delibit herebider, and agreed that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other 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, 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 Mortgage may be foreclosed. gages become a party of any out 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 the Mortgages, 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 Martgagor shall hald and enjoy the premises above conveyed until there is a default under this mertgage or in the mete secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the forms, 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 covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective helrs, 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.

Personally appeared the undersigned witness and made oath that (s)he saw the within named r. ergaper sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above writerased the vectorion thereof.  SWORN to before me this 25 day of 17 day 1976  SWORN to before me this 25 day of 17 day 1976  Notery Public for South Carolina.  COUNTY OF  L she undersigned Notary Public, do hereby certify units all whom it may cancers, that the undersigned wife (wives) of the above named mortgapper(s) respectively, d of this day appear before me, and each, upon being privately and separately examined by me, did declared that she does freely, voluntarity, and without any computation, dread or fear of any person whomeover, renounce, release end foliever relinquish unto the mortgapper(s) and the mortgapper(s) heirs or successors and assign, all her interest and catate, and all her rapht and claim of dower of, in and to all and singular the premises within mentioned and released.  GIVEN under my hend and seal this  Agy of 19  RECORDED WW 25 176 At 3:33 P.M.  C A CO T C	WITNESS the Mortgagor's hand a SIGNED, sealed and delivered in t		day of 1 1 C	1/1	<i>''</i>		
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