

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, rents or other charges payable to the lessor or lessors, and this mortgage shall also secure the Mortgagor for any further loans, advances, renewals or credits that may be made hereafter to the Mortgagor by the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount shown on the face of this. All sums so advanced shall bear interest at the same rate as the mortgaged debt and shall be payable in amounts paid the Mortgagor in advance of the date of the original debt.
- (2) That it will keep the improvements now existing on the above described property in good repair, and to pay all taxes, assessments, rents, or other charges as may be required from time to time by the Mortgagor, against loss by fire and other hazards, and the Mortgagor shall pay out not less than the mortgaged debt, or in such amounts as may be required by the Mortgagor, and in amounts reasonable to it, and to call such policies and renewals thereof shall be held by the Mortgagor, and have a marked thereof by payable dates in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums thereon when due, and that it does full assent to the Mortgagor the proceeds of any policy covering the mortgaged premises and does hereby stipulate each item of premium, interest, and other charges as a loss due to the Mortgagor in the event of the bankruptcy of the Mortgagor.
- (3) That it will keep all documents now existing on the above described property in good repair, and to pay all taxes, assessments, rents, or other charges as may be required from time to time by the Mortgagor, and to do the Mortgagor the acts of an owner, let it be, in such premises, make whatever repairs the Mortgagor may require, subject to the condition that the same be paid by the Mortgagor, and to bear the expenses for such repairs or the completion of such construction to the Mortgagor debt.
- (4) That it will pay, when due, all taxes, public assessments, rents, or other charges, losses, damages, fees or other impositions against the mortgaged premises. That it will comply with all requirements of the zoning laws, and all other municipal ordinances.
- (5) That it does hereby give all rents, issues, and profits of the above described property to the lessor, if in default, and agrees that, should the lessor be unable to collect the same, to this amount, or to the amount of the lessor's reasonable expenses, assign 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 such tenancy is occupied by the lessor or his agent, 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 hereby.
- (6) That if there is a default in any of the terms contained in the instrument of the mortgage, or of the note secured hereby, then, at the option of the Mortgagor, all sums then owing by the Mortgagor on the note shall become immediately due and payable, and this mortgage may be foreclosed. Should no legal process be obtained by the lessor to foreclose this mortgage, or should the Mortgagor become a party of any suit involving this Mortgage or the note to the lessor, then, in such case, the title contained hereto on any part thereof be placed in the hands of the attorney of the lessor, and the lessor shall pay all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall be charged by the lessor, and payable by the Mortgagor, on the date of the trial of the Mortgage, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and retain the premises herein covered 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 instrument shall be wholly 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 accrue to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whatever word the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor has signed and seal this
SIGNED, sealed and delivered in the presence of:

Clarence E Clay

29

day of December, 1977

Sylvie I. King

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF CHARLESTON

Personally appeared the undersigned witness and made oath that he saw the within named mortgagor sign, seal and as his act and deed deliver the within written instrument, and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29 day of December, 1977

L.P.E.

Clarence E Clay Notary Public for South Carolina

STATE OF SOUTH CAROLINA

RENUCILATION OF DOWER

COUNTY OF

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, whose name is _____, did this day appear before me, and each upon being separately and separately examined by me, did declare that she is free, voluntarily, and with full comprehension, and is free of fear of any possible consequences, consequence, release, and freedom relinquish unto the said party, and the mortgagee's heirs, executors, administrators, and assigns, all her interest and estate, and all her right and claim of dower, etc., and to do and except the expenses, which are incurred and released.

GIVEN under my hand and seal this

day of

19

(SEAL)

Notary Public for South Carolina.

RECORDED DEC 29 1977

At 10:29 A.M.

19122

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
TO
Sylvie I. King

RECORDED DECEMBER 29, 1977
CLARENCE E. CLAY
Mortgage of R.
Mortgagor, page 832
Mortgagor of Deed Conveyance, G.R.
Attorney at Law
Lawyers Mus., Lawyer
\$6,500.00
Lot 16 Tremont Ave.

4328 NW23
1419 5122 X