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- (1) That this mortgage shall secure the Mortgagee for such further suns as may be advanced hierafter, at the option of the Mortgagee, for the payment of taxes, insurance prentums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for a refurther loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total in debtedness this secured does not exceed the original amount shown on the face hereot. All sams 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 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 Mortgagee against loss by tire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable choises in favor 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 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 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 hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge basing juri-diction 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 many 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 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 attorney 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 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 covenants herein contained shall bind, and the benefits and advantages shall inuse to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Maye	gagor's hand seal this didelivered in the pres		Pa		18. Turper flo	mebuilders	, a partner ship (SEAL) (SEAL) (SEAL)
WORN to before a Notary Public for S	me this 3rd day	Personally appeared the unwritten instrument and that (see August (SEAL)			eribed above with		
loes freely, volunt and the mortgaged within mentioned a GIVFN under my l	I mortgagor(s) respectable, and without an 's(s') heirs or successorand released.	I, the undersigned Notary tively, did this day appear bef y compulsion, dread or fear o ors and assigns, all her interest	Public, do hereby ore me, and each, if any person wh	, upon being pri omsoever, reno	l whom it may co vately and separa unce, release and	itely examined by me forever relinquish un	e, did declare that ito the mortgagee
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NCNB MORTGAGE SOUTH, INC.	Mortgages, page 713 As No  Register of Mesne ConveyancGreenvil Keyunty	AUG  RECORDED  Thereby certify that the within Mortgage has been the august 19 78	1978 at  CONSTRUCTION LOAN  MORTGAGE OF REAL ESTATE	9. OCNB MORTGAGE SOUTH, INC.	м.	COUNTY OF GREENVILLE  NELSON & TURNER HOME BUILDERS.  a Partnership	1310 X STATE OF SOUTH CAROLINA