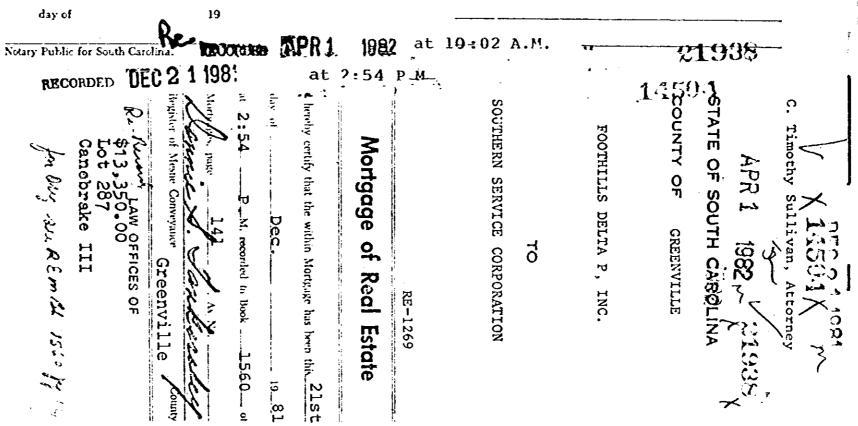
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- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public excessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage in by the Mortgagee so long as the total indebtedness that occurred 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 dubt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the implies a sets now existing or bereafter erected on the mortgaged property i sweed as may be required from time to time by the Mortgagee against loss by fine and any other hizards specified by Mortgagee, in an amount not loss than the mortgage debt, or usuch amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be bell by the Mortgagee, and that it will pay all premiums therefor when does at that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged premises and does hereby as therize each insurance coupling services of make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or ret
- (3) That it will keep all hop account to now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will cortuge on standing outless and so will consider without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whotever repairs are recessing, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the most race distriction.
- (4) That it will pay, when dee, 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 rests 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 rests, issues and profits, including a reasonable restal 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 proceeding and the execution of its trust as receiver, shall apply the residue of the rests, 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 Mortgagee 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 expresses 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 inure 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.

gender shall be applicable to all go	nders.			au, are grain the sarg	Sam' and are on or any	
WITNESS the Mortgagor's hand ar SIGNED, sealed and delivered in the		day of	December	1981 .		
Slejabet B	Johnson		RV.	utman, Presid	(SEAL)	
					(SEAL)	
STATE OF SOUTH CAROLINA	1		PROBATE			~
sign, seal and as its act and deed de tion thereof. SWANN to before me this 21 Notar Public for South Carrina. My Commission expires	day of December (SEAL)	undersig ument and 19		that (s)he saw the waitness subscribed abo	within named mortgagor ove witnessed the execu-	•
NOT NECESSARY - MORTGAGOR CORPORATION RENUNCIATION OF DOWER						
(wives) of the above named mortg, me, did declare that she does freely ever relinquish unto the mortgagee(s of dower of, in and to all and singu	igor(s) respectively, did this . voluntarily, and without any .) and the mortgagee's(s') bei	day appe compulsi is or succ	on, dread or fear of any pe essors and assigns, all her in	n being privately and	separately examined by	
GIVEN under my hand and seal this						
day of	19					



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