The Maingagar further covenants and agrees as follows.

- (1) That this maitgage shall secure the Maitgagee for such further sums as may be advanced hereafter, at the option of the Maitgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This maitgage shall also secure the Maitgagee for any further loans, advances, readvances or credits that may be made hereafter to the Maitgager by the Maitgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereaf. All sums so advanced shall bear interest at the same rate as the maitgage debt and shall be payable on demand of the Maitgagee unless otherwise provided in writing. otherwise provided in writing-
- (2) that it will keep the improvements now existing or hereafter erected on the martgaged property insured as may be required from time to time by the Martgagee against loss by fire and any other hazards specified by Martgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Martgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Martgagee, and have attached thereto loss payable clauses in favor at, and in form acceptable to the Martgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Martgagee the proceeds of any policy insuring the martgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Martgagee, to the extent of the balance owing on the Martgage debt, whether due or not.
- (3) That is 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 mortgagee 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 mort-
- (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 having jurisdiction may, at Chambers or otherwise, appaint 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 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, 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 Mortgagor 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 other rise, all costs and expenses incurred by the Mortgagee, and reasonable attorney's fee, shall thereupon become due and payable immediately or an 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 fifty perform all the terms, conditions, and coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be _ terly 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 neits, executes, administrators, successors and assigns, of the parties hereits. Menever used, the singular shall include the plural, the plural the singular shall include the plural the singular shall be sing	
lar, and the use of any gender shall be opplicable to dis genoers.	JUNE 1082
WITNESS the Mortgagor's hand and seal thisday of SIGNED, sealed and delivered in the presence of:	
Cimcle CAllahame	Steel falegran (SEAL)
Flotin L. Court	y carre freeman (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF COLONOWS	PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof	
SWORN to before me this of the day of SUPE	"Emdi Callaham.
Notary Public for South Carolina.	
COUNTY OF COUNTY OF	RENUNCIATION OF DOWER
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife(wives) of the above named mortgagor(s), respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	

pare freeman

JUN 1'5 1982 at 10:30 A.M. Southern Discount Mauldin Square Mauldin, SC 29663 STATE OF SOUTH CAROLINA Register of Mesne Conveyon (YEENV) LIE COUNTY OF Sheemille I hereby certify that the within Mortgage has been this 15th \$17,146. 50 Lot 37 Cor. Patton Dr. Meadors Ave. Augusta Acres Mortgage 10:30 of Real Estate

28046

JUN 15 1982 X280.16 X

PRO TACK TO THE REAL PROPERTY.