- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the aption of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee solong 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 mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing. otherwise provided in 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 fire 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 clauses 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 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 failto do so, the Martgagee 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, lines 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 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 rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are accupied by the mortgagor 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 martgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then awing 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 other rise, 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.	
and header to be the manning of this instrument that if the	re conveyed until there is a default under this mortgage or in the note the Mortgagor shall fully perform all the terms, conditions, and cove- is mortgage shall be utterly null and void; otherwise to remain in full
(8) That the covenants herein contained shall bind, and the be administrators, successors and assigns, of the parties hereto. When lar, and the use of any gender shall be applicable to all genders.	nefits and advantages shall inure to, the respective helrs, executors, over used, the singular shall include the plural, the plural the singu-
WITNESS the Mortgagor's hand and seal this 4 day of SIGNED, sealed and delivered in the presence of: Alaham	(fines falust beed (SEAL)
Robin L. Cowart	Affaller It. Read (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF COUNTY	PROBATE
Personally appeared the martgagar sign, seal and as its act and deed deliver the within write witnessed the execution thereof.	e undersigned witness and mode oath that (s)he saw the within named ten instrument and that (s)he, with the other witness subscribed above
SWOOM to before me this god day of JUNE ODIN SUBJECT (SEAL) Hotory Public for South Carolina.	"Cindi (Allaham)
STATE OF SOUTH CAROLINA COUNTY OF TALLAULLE	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 whomsaever, 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.	
GIVEN under my hand and seal this day of July 19 82	
Notary Public for South Carolina. CONTINI	Walter It Reed UED ON NEXT PAGE)
Mortgage of Real Estat I hereby certify that the within Mortgage has been this day of	SOUNTY OF JAMEN JACON Southwar Sounds Mauldin Sound Mauldin Sc
Mortgage reby certify that the of	MATE OF SOU JOHNTY OF S James du
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