- (1) That this mortgage shall secure the Mortgages for such fur ther sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager to he Mortgages to long as the total indebtedness thus secured 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 debt and shall be payable on demand of the Mortgages unless 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 Mortgaged against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, 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 property and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, 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 Mortgages may, at its option, anter 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 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 rents 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 praceeding 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 Moragagor 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 anjoy 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 covenents herein contained shall bind, and the bonefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of the Marian Communication (Communication)	of: Harter for Carbo	(SEAL)
11/100 (000	N. S. J. L. S.	(SEAL)
		(SEAL)
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY DF II GREEN ITE		
Personally gagor sign, seal and as its act and deed deliver	r appeared the undersigned witness and made oath that (s)he saw the wirthe within written instrument and that (s)he, with the other witness	subscribed above
Personally pagor sign, seal and as its act and deed deliver	appeared the undersigned witness and made path that (s)he saw the w	subscribed above
Personally pager sign, seal and as its act and deed deliver withessed life execution thereof. WORN to before my this day of Average Public for South Carolina.	r appeared the undersigned witness and made oath that (s)he saw the wirthe within written instrument and that (s)he, with the other witness	subscribed above
Personally gagor sign, seal and as its act and deed deliver withoseed life execution thereof. SWORN to before my this day of Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Season of the above named mortg arately examined by me, did declare that she ever, randounce, released and forever relinguish	represent the undersigned witness and made oath that (s)he saw the wirthe within written instrument and that (s)he, with the other witness. Science 1969 (SEAL)	is, that the under presented separately and separately areas all her in
Personally gagor eign, seal and as its act and deed deliver witnessed life execution thereof. SWORN to before my this day of Motary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Market County of the above named mortg arately examined by me, did declare that she ever, randunce, release and forever relinquish therest and estate; and all her right and claim of GIVEN under hy hand and seal this	resigned Notary Public, do hereby certify unto all whom it may censor pager(s) respectively, did this day appear before me, and each, upon being does freely, voluntarily, and without any compulsion, dread or fear of a unto the mortgages(s) and the mortgages(s) in and to all and singular the premises within mentioned of dower of, in and to all and singular the premises within mentioned.	in, that the under g privately and sep inspired whomeo assigns, all her in and released.
Personally gagor eign, seal and as its act and deed deliver withoseed life execution thereof. SWORN to before my this day of Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF Signature I, the under signed wife (wiyes) of the above named mortg arately examined by me, did declare that she ever, randunce, release and forever relinquish threes, and estate, and all her right and claim of the state.	RENUNCIATION OF DOWER resigned Notary Public, do hereby certify unto all whom it may cenoer pagor(s) respectively, did this day appear before me, and each, upon being does freely, voluntarily, and without any compulsion, dread or fear of a unto the mortgages(s) and the mortgages'(s') heirs or successors and of dower of, in and to all and singular the premises within mentioned of	m, that the under privately and se assigns, all her is and released.