The Mortgager further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mertgagee for such fur ther sums as may be advanced hereefter, at the option of the gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the avvenues. This mortgage shall also secure the Mertgage for any further leans, advances, readvances or credits that may be made hereefte. Mertgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on thereof, All sums so advanced shall beer interest at the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking mortified in writing and shall be payable on demand of the Mertgage attacking mortified in writing and shall be payable on demand of the Mertgage attacking mortified in writing and shall be payable on demand of the Mertgage attacking mortified in writing the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking mortified in writing the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking the same rate as the mortgage dobt and shall be payable on demand of the Mertgage attacking the same rate as the mortgage dobt and shall be payable on the same rate as the mortgage dobt and shall be payable on the same rate as the mortgage dobt and shall be payable on the same rate as the mortgage dobt and shall be payable on the same rate as the same rate as the mortgage dobt and shall be payable on the same rate as the same ra 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 Mortgaged, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgaged, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgaged, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgaged, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgaged the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgaged, 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 less that it will continue construction until completion without interruption, and should it fail to do so, the Merigages may, at its option enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, at charge the expenses for such repairs or the completion of such construction to the merigage 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
- (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 ether that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or ether that, should legal proceedings and the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and occupied by the mortgaged premises, 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 Moragegor 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 Mortstain mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortstain mortgage 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 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 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 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 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 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 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 or any part thereof be placed in the debt secured hereby, and may be recovered and cellected hereunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mertgage 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 coverants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full

(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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders. WITNESS the Mortgegor's hand and seal this 2/2 SIGNED, sealed and delivered in the presence (SEAL) (SEAL) (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (s)he saw the within named nortgagor sign, seal and as its act and dead deliver the within written instrument and that (s)he, with the other witness subscribed above
witnessed the execution thereof. COUNTY OF Greener efore me this 2101 Notary Public for South Carolina. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF Frenish I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersear before me, and each, upon being privately and sepsigned wire (wives) or the above helited more greatly respectively, and mits day appear serior may also decise that she does freely, voluntarily, and without any compulsion, dread or fear of any particular transfer of the computation of the arately examined by me, this decisio may see the system, voluntarily, and without any computation, dread or tear or any person week, renounce, release and forever relinquish unto the mortgages(s) and the mortgages's(s') heirs or successors and assigns, all her terest 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 197/

Notary Public for South

Recerded

Jan. 25, 1971 at 10:41