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(1) That this mortgage shall secure the Mortgages for such further 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 by the Mortgages so 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 as 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 Mortgagee against loss by fire and any other hazards specified by the 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 authorise 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. 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 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 mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, lines or impositions againt 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 anthority 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 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, issue 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 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 for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable afterney'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.

successors and assigns, of the parties hereto. Whenever used, the sing shall be applicable to all genders.	enefits and advantages shall inure to, the respective heirs, executors, administrators gular shall include the plural, the plural the singular, and the use of any gender
WITNESS the Mortgagor's hand and seal this	day of alref 1971.
SIGNED, sealed and delivered in the presence of: As to Perrietta Meekins:	
B. Grette & Isaac	A Porriotta ma Mis (SEAL)
As to James Woodrow Meetins:	James washon muking (SEAL)
As to James Woodrow Meekins:	- (SEAL)
	(SEAL)
STATE OF XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
COUNTY OF Therfuld	PROBATE(As to Perrietta Meekins)
Personally appeared the undergagor sign, seal and as its act and deed deliver the within written	ersigned witness and made oath that (A)he, saw the within named mort- n instrument and that (1) he, with the other witness subscribed above
C Carrier of the Carr	1971.
I Carl Cla Brilling branch	
Notaty Public for South Combines Cornecticut. My Commission expires:	1972 Holp flelsin
STATE OF SOUTH CAROLINA	
COUNTY OF	RENUNCIATION OF DOWER
	blic, do hereby certify unto all whom it may concern, that the under- ely, did this day appear before me, and each, upon being privately and
whomsoever, renounce, release and forever telinquish unto the	mortgages (a) and the mortgages (c) being dread or fear of any person
leased.	of, in and to all and singular the premises within mentioned and re-
GIVEN under my hand and seal this 18	Willi Max Mackins
GOLLEGIAL & RUDING (SEAL)	
Notary Public for South Carolina	d May 13, 1971 at 11:05 A. M., #26996.
Commonwell Services of the Property of the Pro	