- (1). That this mortgage shall secure the Mortgages for such further sums as may be advanced hersefter of the option of the Mortgage, for the payment of taxes, insurance premiums, public essessments, repetrs or other purpless pursuant to the oversants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage to the Mortgage to long as the total indebtedness thus recured does not exceed the original analysis sheen on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable or 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 Mortgages against loss by fire and any other hazards specified by Mortgages, in an amenin 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 affacted therefor loss payable clauses in fever 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 Mortgages the precede of any folicy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a forst 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 less, that it will continue construction until completion without interruption, and should it fall 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, 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 wise, 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 occupied by the mortgager and after deducting all charges and expenses attending such preceding 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 Mortgages, all sums then owing by the Moragagor to the Mortgages 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 Mortgage become a party of any soit 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 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 covered 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 include 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 6th day of SIGNED, sealed and delivered in the presence of:	July 19 72	
Coll Halini	Eure Donald.	(SEAL) (SEAL)
		_ (SEAL)
- 0		(SEAL)
STATE OF SOUTH CAROLINA	PROBATE	***************************************
		,
Personally appeared the under gagor sign, seal and as its act and deed deliver the within written is witnessed the execution thereof.	signed witness and made oath that (s)he saw the within nor histrument and that (s)he, with the other witness subscrib	ned mort-
SWORN to before me this 6th day of July Nevery Public for South Carplina. (SEAL)	72 John Sain	
STATE OF SOUTH CAROLINA		
COUNTY OF	RENUNCIATION OF DOWER	
i, the undersigned Notary Public, signed wife (wives) of the above named mortgagor(s) respectively, drarately examined by mp, did declare that the dees freely, voluntaries, renounce, release and forever relinquish unto the mortgagos(s) terest and estate, and all her right and claim of dower of, in and to	The state of any composition, dreed or tear of any person	/ and sep-
GIVEN under my hand and seel this	and release	ud
opyfor jz. 19. 19	Eunice Donale	<u> </u>
Maco O Flaso (SEAL)	effect institutions	
Notary Public for South Carolina.	ded July 19, 1972 at 11:30 A. M., #	1677