The Martgagor further covenants and agrees as follows:

Netery Public for South Carolina.

- (1) That this mortgage shall secure the Martgagee for such fur ther sums as may be advanced hereeffor, at the extien of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the comments herein. This mortgage shall also secure the Mortgagee for any further letting advances, resolvances or credits that may be made hereafted to the Mortgagee so long so 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 domand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements naw existing or bereafter 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 amount not less than the mortgage dobt, 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 toss 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 sustant to the Mortgages the processed of any policy insuring the mortgaged premises and does hereby authorize each insurance company conterned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage dobt, whether due or not.
- (3) That it will keep all improvements now existing or hereefter erested in good repair, and, in the case of a construction lean, that it will continue construction until completion without interruption, and should it fail to do so, the Martgages 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 impeditions 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 agreed 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 occupied by the mortgaged premises are occupied by the court in the event said premises are occupied by the mortgaged premises are occupied by the mortgaged premises are occupied by the court in the event said premises are occupied by the mortgaged premises are occupied by the court in the event said premises are occupied by the mortgaged premises are occupied by the occupied by the court in the event said premises are occupied by the occup
- (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 till to 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 kollection 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 covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and voids otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall blind, and the benefits and edvantages 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 assignable to all genders.

WITNESS the Mortgagor's SIGNED, sealed and deliver	Rand and seal this 27t	th day of	October,	19 72.	٠.
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maris &	Essake	_	Margie R.	Mowers,	(SEAL)
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STATE OF SOUTH CAROL	LINA (•	PROBATE	L, 1	
COUNTY OF GREENV	7TI J F [∫]		V	•	•
gagor sign, seal and as its witnessed the execution th	sci sud deed callast the	ared the unders within written in	bem bns stentiw bengi (a), tent bns tnemunts	s eath that (s)he saw the	within named r. ort- eveds bedissedus sec
SWORD to before me this		ctober, 19	72. Man	a Dro	ike /
Notary Public for South C	Carolina.	1-0	- Icon	1	
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My commission	expires: 7/1	1134	-LAZOÓN A NON-		
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My commission	LINA		RENUNCIATION O	F DOWER	
My COMMESSION STATE OF SOUTH CAROL COUNTY OF signed wife (wives) of the arately examined by me, cover, renounce, release and	I, the undersigned above named mortgagoria did declaro-that she does d forever relinquish unto k) respectively, d): freely, voluntarily the merteacec(s)	RENUNCIATION O do hereby certify unto this day appear befor y, and without any com and the mortage of all	F DOWER of the state of the st	ng privately end espicately any person whemes
My COMMESSION STATE OF SOUTH CAROL COUNTY OF signed wife (wives) of the	I, the undersigned above named mortgagers did declare-that she does declare-that she does declare tinguish unto the right and claim of dow) respectively, d): freely, voluntarily the merteacec(s)	RENUNCIATION O do hereby certify unto this day appear befor y, and without any com and the mortage of all	F DOWER of the state of the st	ng privately and sep- any person whomps

Recorded October 30, 1972 at 2:00 R. M., #12811