- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 Mortgagee unless otherwise
- (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 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 authorize 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.
- (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 fall to do so, the Mortgageo may, at its option, enter upon said such repairs or the completion of such construction to the mortgage data. 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 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 to take possession of the mortgaged premises and collect the rents, issues and profits to take possession of the mortgaged premises and collect the rents, issues and profits to take possession of the mortgaged premises and collect the rents, issues and profits to take possession of the mortgaged premises and collect the rents. its, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all 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 at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and are 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 convenants 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
- (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

STATE OF SOUTH CAROLINA  COUNTY OF Genery 11e  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the fundersigned camined by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any person whomsoever, read (Mariniffs) and for any concern, that and estate, diving the large of the save named by the did and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  COUNTY OF Geenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the fundersigned call wife (wiver) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being priviley and separatively nonexy, release and forever relinguish unto the mortgage(s) being or any person whomsoever, read (Mariniff) and and seal this in the funders of the concern of the premises within mentioned and released.  COUNTY OF SOUTH CAROLINA  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Geeenville  I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the fundersigned call (with above named mortgagor(s)) respectively, did this day appear before me, and each, upon being priviley and separative nonexy, relievely and separative of any person whomsoever, read (Mariniff) and separative and the mortgage(s) being or successors and assigns, all her interest and estate, of VIVIX is using five hard and seal this  (SEAL)	With the start of all genders.	he
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