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- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgage e, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herei. This mortgage shall also secure the Mortgagee for any further loans, advances, resdvances or credits that may be made hereafter to the Mortgager by the Mortgager so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee 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 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 premises and does hereby authorize each insurance company concerned to make payment for a less discrete. The Mortgagee to the autent of the balance owing on the Mortgage debt, whether due or not 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 that it will continue construction until completion without interruption, and should it fall to do so, the Martgages may, at its of enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, 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 long against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortga
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, as that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers er wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collegents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are eccupied by the gager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, 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 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 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 held and enjoy the premises above conveyed until there is a default under this mertgage or in the secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and care-

TATE OF SOUTH CAROLINA  DURTY OF Pickens  Personally appeared the undersigned wilness and made oath that (s)he saw the within mounted a sport sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness edecribed a finassed the execution thereof.  NORN to before me this 6th, day of November 1973.  MANAY OF Pickens  TATE OF SOUTH CAROLINA  DUNTY OF Pickens  1, the undersigned Notery Public, do hereby cartify unto all whom it may esecore, that the undersigned wife (wives) of the above named mortpagor(s) respectively, did this day appear before me, and each, uswer being principly and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  SOUND AND AND AND AND AND AND AND AND AND A	ITNESS the Mortgagor's hand and seel this 6th. day of	November 19 73	he singula
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WRN to before me this 6th. day of November 1973.  Washington (SEAL)  WATE OF SOUTH CAROLINA  DUNTY OF Pickens  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the washely examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person wheer, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and assigns, all here rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentional and released.  WEN under my hand and seal this 6th.  Aday of November 1973.  When A November 1973.  When A November 1973.  When A November 1973.  Salua	gor sign, seal and as its act and deed deliver the within written	ersigned witness and made oath that (s)he saw, the within a instrument and that (s)he, with the other witness subsci	amed mort ibed above
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