- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mostgagee, 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, readvances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage so long as the total indebtedness thus secured does not exceed the original amount shown on the face Mortgage by the Mortgagee 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 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 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 mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to renewals thereof shall be held by the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the Mortgagee premises and does hereby authorize each insurance company concerned to make payment for a loss any policy insuring the mortgaged, 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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.
-) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions at the mortgaged of 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 other-that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other-that, should legal proceedings be instituted pursuant to the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the wise, appoint a receiver of the mortgaged premises and collect the mortgaged premises are occupied by the court in the event said premises are occupied by the court in the event said premises are occupied by the court in the event said premises are occupied by the court in the event said premises are occupied by the court in the event said premises are occupied by the court in the occupied by the court in the event said premises are occupied by the court in 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 the option of the Mortgagee, all sums then owing by the Moragagor to the Mortgagee shall become immediately due and payable, and the option of the 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 gagee 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 taw for collection by suit or otherwise, all costs and expenses incurred by or any part thereof be placed in the hands of any attorney at taw for collection by suit or otherwise, all costs and expenses incurred by or any part thereof be placed in the hands of any attorney at taw 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 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.
- That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, trators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, use of any gender shall be applicable to all genders.

was the Markeson's hand and seel this 27th day of	Jamiary 1968 .
WITNESS the Mortgagor's hand and seal this 2/00 day of SIGNED, sealed and delivered in the presence of:	· · · · · · · · · · · · · · · · · · ·
De Shipman	Christophon C. Dochec (SEAL)
Lucher Fatherson	romarie Directer (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA '	PROBATE
country or Pickens	
	dersigned witness and made oath that (s)he saw the within named mort- instrument and that (s)he, with the other witness subscribed above
SWORN to before me this 27th day of January	1968 .
GEAL Gotary Public for South Carolinky Commission Expires Jan. I	, 1970 - Sue Shipman
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF Pickens	
signed wife (wives) of the above named mortgagor(s) respectively	plic, do hereby certify unto all whom it may cencers, that the under, did this day appear before me, and each, upon being privately and selvarily, and without any compulsion, dread or fear of any person whomes less and the mortgages's(s') heirs or successors and assigns, all her in to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this	Jullie mu Duha
27th day ollamary 1968	
Notary Public for South Caroliney Comprission Expires Jan. 1	1970
Notary Public for South Carolina 1968 at 9:30 A.	M., #20221.