(1) That this mortgage shall secure the Mortgage for such fur ther sums as may be advanced hereafter, at the option of the Mortfism origings, for the payment of taxes, insurence premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage that also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages to long as the total indebteness thus secured does not exceed the original amount shawn on the face hereof. All sums to 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 heards 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 II, and that all such policies and renewals thereof shall be held by the Mortgagee, and have a stacked thereof loss payable clauses in favor, 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 premiums 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 created in good repair, and, in the case of a construction loan, 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.

(4) That it will pay, when duo, 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 premises.

(5) That it hereby essigns 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 judgo 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 mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the dabt secured hereby.

(6) That if there is a default in any of the ferms, 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 forectoed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving his Mortgage or the title to the premises described herein, or suit involving this Mortgage or the title to the premises described herein, or suit of the described herein, or suit involving the Mortgagee, as 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 ulterly null and void; otherwise to remain in full force and virtus.

(8) That the covenents herein contained shall blind, 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seel this SIGNED, seeled and delivered in the presence of:  Liggy Market 11.	day of June 1969  topicon one hillurnath (SEAL)  (SEAL)
	(\$FAL)
STATE OF SOUTH CAROLINA	PROBATE
gagor sign, seal and as its act and deed deliver the	eared the undersigned witness and made oath that (sine saw the within memod nort- within written instrument and that (sine, with the other witness subscribed above  1969  (SEAL)  (SEAL)
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
signed wire (wive) or the above hance morgaging or arable axis mined by me, did declare that she does ever, renounte, release and forever relinquish unto treets and estale, and all her right and claim of dos GIVEN under my hand and seal this	
Notary public for South Carolina. II.  Recorded Aug. 22, 1969 at 3	