The Mortgagor further covenants and agrees as follows:

- (I) That this mortgage shall secure the Mortgages for such fur their sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, roadvances or credits that may be made hereafter to the Mortgages by the Mortgages 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 Mortgages 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 Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, 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 thave attached thereto loss 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 assign to the Mortgages 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 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 lean, 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 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 premises.
- (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, 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 preceding and the execution of its trust as receiver, shall apply 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 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.
- (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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COUNTY OF GRy pails Personally appeared the undersigned witness and made oath that (s)he saw the within named nor witnessed the execution thereof. SWORN, to before me this 12th day of May 19 72 Walliam S. William. (SEAL)	WITNESS the Mortgagor's hand and seal th SIGNED, sealed and delivered in the presen		May 19	72 A	
STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (s)he saw the within named nor application, seal and as its act and deed deliver the within written Instrument and that (s)he, with the other witness subscribed above the execution thereof. SMORM to before me this 12th day of May 19 72 Montally of South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREVALSTILE I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and as a rately appeared by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ever, rincurder, release and forever relinquish unto the mortgagoe(s) and the mor	Thelma J. Welbarn	<u>/</u> .	Jami Di	stler	(SEAL
STATE OF SOUTH CAROLINA COUNTY OF GRY **** **** A personally appeared the undersigned witness and made oath that (s)he saw the within memed nor gagginalism, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above instruction thereof. ***SWORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***STATE OF SOUTH CAROLINA COUNTY OF GR ***PAYAGES** Day 2-3 19 90 ***INCLUDIO OF DOWER COUNTY OF GR ***PAYAGES** Day 2-3 19 90 ***Includio Of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and as a rately grammined by me, did declare that she does freely, voluntarily, and without not compulsion, dread or fear of any person wisome ever, randurer, release and forever reliquish unto the mortgages(s) and the mortgages(s) helm or successors and assigns, all her interper and estate; and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand shd seal this 17 it. ***GRY MORE Public Fol South Caroline.** Recorded May 15 1972 at 2-50 p. M. #20072	Wellie Richardson	<u> </u>		·	(SEAL
STATE OF SOUTH CAROLINA COUNTY OF GRY **** **** A personally appeared the undersigned witness and made oath that (s)he saw the within memed nor gagginalism, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above instruction thereof. ***SWORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 12th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***MORN.nc before me this 22th day of May 19 72 ***STATE OF SOUTH CAROLINA COUNTY OF GR ***PAYAGES** Day 2-3 19 90 ***INCLUDIO OF DOWER COUNTY OF GR ***PAYAGES** Day 2-3 19 90 ***Includio Of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and as a rately grammined by me, did declare that she does freely, voluntarily, and without not compulsion, dread or fear of any person wisome ever, randurer, release and forever reliquish unto the mortgages(s) and the mortgages(s) helm or successors and assigns, all her interper and estate; and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand shd seal this 17 it. ***GRY MORE Public Fol South Caroline.** Recorded May 15 1972 at 2-50 p. M. #20072	· · · · · · · · · · · · · · · · · · ·	•	· · · · · · · · · · · · · · · · · · ·		
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Personally appeared the undersigned witness and made oath that (s)he saw the within named nor gaggination, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above writnessed the execution thereof. SWORN, to before me this 12th day of May 19 72 [NOTIFIED AND LICENAL SOUTH CAROLINA (SEAL) Notary Public for South Carolina. I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and searchly grammined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse ever, rancouncer, release and forever relinquish unto the mortgages(s) heirs or successors and assigns, all her it terest and estate and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. SWEM unider my hand and seal this 17 it. Cartelle Rulls Recorded May 15 1972 at 2.52 P. M. #20050	STATE OF SOUTH CAROLINA		PROBATE		•
Age of May 19 72 Weller and self and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN, to before me this 12th day of May 19 72 Would all the south Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENESSIE I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor's) respectively, did this day appear before me, and each, upon being privately and server, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her it farget and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Matery Public for South Carolina. Recorded May 15, 1972 at 2,572 B. M. #20072	COUNTY OF GREE WILL	·		•	
RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and set arately pramined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her it target and estate and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. Siven winder my hand and seal this 17 it. Aday of 1972 (SEAL) Recorded May 15, 1972 at 2.52 P. M. #20052	Notice Buttle Say South Carolina	(SEAL)	Thurma &	. eveloar	<u></u>
I, the undersigned Notary Public, do hereby certify unto all whom it may cencern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and assertedly paramined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her it terest and estate and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 17 it (SEAL) Recorded May 15, 1972 at 2.52 P. M. #20052			RENUNCIATION OF DOW	ER .	
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