The Mortgagor further coverants and agrees as fulfakt.

- (1) That this marrigage shall secure the Martigagee for such further suns zonar be above a rereation of the planet to the payment of takes, insurance premiums, public assessments repairs as when purplies postant to the course to here of this martigage shall also secure the Martigagee for any further liams, advances, read-unces or creats that have not define elements in the Martigage by the Martigagee solong as the total indebteamess thus secured does not exceed the ariginal and with the more of the same rate as the martigage debt and shall be phyloble or defined at the Martigage interest at the same rate as the martigage debt and shall be phyloble or defined at the Martigage. 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 that 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 re newals thereof shall be held by the Mortgagee, and have attached thereto loss poyable clouses 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 awing on the Mortgage debt, whether due or not.
- (3) That is will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that is will continue construction until completion without interruption, and should it fail to do so, the Martgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construct on work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagee debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposi-tions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mort-
- (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 proceeding 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 martgage, or of the nate secured hereby, then, at the aption of the Martgagee, all sums then awing by the Martgagar to the Martgagee shall become immediately due and payable, and this

mortgage may be foreclosed. Should any legal praceedings be instituted for the toreclosure of this mortgage, or should the 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 other rise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immed. Lely 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.			
		WITNESS the Mortgagor's hand and seat thisday of SIGNED, sealed and delivered in the presence of:	
		Luga Claye	SEAL)
Keen Defund	Doyce H Bullo Tel (SEAL)		
	(SEAL)		
	(SEAL)		
COUNTY OF JUNEAN COUNTY OF	PROBATE		
Personally appeared	the undersigned witness and made oath that (s)he saw the within named		
mortgagor sign, seal and as its act and deed deliver the within wri	1976 Jer da Strument and that (s)he, with the other witness subscribed above		
	1916 y (. 0a)		
Notary Public for South Carolina. (SEAL)			
COUNTY OF DERWINA	REHUNCIATION OF DOWER NA		
undersigned wife(wives) of the above named mortgagor(s), respond separately examined by me, did declare that she does freely an analysis of the many separately examined by me and forwer relinquish unto the many separately examined to the many separately	otary Public, do hereby certify unto all whom it may concern, that the ectively, did this day appear before me, and each, upon being privately ly, valuntarily, and without any compulsion, dread or fear of any person regagee(s) and the maregagee's(s') heirs or successors and assigns, all and to all and singular the premises within mentioned and released.		
GIVEN under my hope and seat this			
232 day of 196.	V Doyce 1+ Rolloud		
Notary Public for South Carolina.	At 10:00 A.M.		
RECORDED DEC 29 70			
Mori	STATE OF SOUTH CAROL COUNTY OF Greenville Nettie Le Fi Doyle H. Radf TO Southern Disc Mauldin, SC 2		
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