The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such fur that sums as may be advanced hereafter, at the option of the Mortgagée, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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.

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- (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 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 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 exicut 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 loan, that it 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 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 zuit 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

(8) That the covenants is administrators, successors and and the use of any gender sh	s assigns, of the parties here	to. When	benefits and advantages shalf aver used, the singular shall in	inure to, the res cluded the plura	pective heirs, i, the plural ti	executors, he singular,	
WITNESS the Mortgagor's ha	nd and seal this 16th	day of	January	, 80.			
5) Pinchos	Agrica		Johnson E. I	Buga Breazeste	ale_	(SEAL)	•
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gagor sign, seal and as its ac witnessed the execution that SWORN to before me this I would be supported by Commission	it and deed deliver the with eof. This day of January	in writter	dersigned witness and made on a instrument and that (s)he, 1980. Louis	with the other s	ritness subsci	ibed above	
STATE OF SOUTH CAROLI	HA 1		RENUNCIATION OF E	- OWER			
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arately exemined by me, di ever, renounce, release and terest and estate, and all he GIVEN under my hand and	above named mortgagor(s) red declare that she does free forever relinquish unto the registrand claim of dower seal this 16th	spectively ly, voluni mortanze	clic, do hereby certify unto all, d'd this day appear before meritarily, and without any compute(s) and the mortgagee's(s') he to all and singular the premisers.	ie, and each, upo sion, dread or fe rirs or successor	n being prival ar of any per s and assigns iened and re	lely and sep- son whomso- , all her in- leesed.	
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