- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgage, 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 Mortgage by the Mortgagee so long as the stati indebtedness thus secured does not exceed the original amount shown on the face hereaf. All sums so advanced shall bear interest of 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 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 clouses in lovar 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 laan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee 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 martgagee 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 martgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mart-gaged 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 rentol to be fixed by the overtainthe event soil premises are accupied 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 mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgaget 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 port thereof be placed in the hands of any attorney at law for callection 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 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 cove-

nants of the mortgage, and of the note secured hereby, that then force and virtue. (8) That the covenants herein contained shall bind, and the administrators, successors and assigns, of the parties hereto. We far, and the use of any gender shall be applicable to plicenders. WITNESS the Mortgagar's hand and seal this	benefits and advantages shall inure to, the respective heirs henever used, the singular shall include the plural, the plural	, executors,
		(SEAL)
COUNTY OF	PROBATE	
Personally appeared mortgager sign, seel and as its act and deed deliver the within will write seed the execution thereof.	the undersigned witness and made oath that (s)he saw the written instrument and that (s)he, with the other witness subst	rithin named cribed above
_ 🔾	Debora W. Johnson	
STATE OF SOUTH CAROLINA COUNTY OF	RENUNCIATION OF DOWER	
I, the undersigned by undersigned by undersigned by undersigned wife(wives) of the above named mortgagor(s), respond separately examined by me, did declare that she does free whomsoever, renounce, release and forever relinquish unto the mother interest and estate, and all her right and claim of dower of, i	ely, voluntarily, and without any compulsion, dread ar fear all ortgagee(s) and the martgagee"s(s") heirs or successors and in and to all and singular the premises within mentioned and	ng privately Fany person assigns, all released.
GIVEN under my hand and seal this 13 Pary Appil 1981 LONG J. Cowart (SEAL)	Jean A. Clemen	b
Notice Public for South Corolles. APR 21 1981 Apr. Apr. Apr. Lot 2 Terrace Cir., page 887 Apr. Gree Gree	COUNTY OF TO	29486
Greer A.	ROLI N	

Mortgage has been this

Forest

Real

Estate

(a)