		,						
The	Mortga	201	further	covenants	≱ ∩d	agrees.	92	10110#3

- (1) That this mortgage shall secure the Mortgagoe 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 harein. This mortgage shall also secure the Mortgagee for any further loans, advances, recedvances or credits that may be made herester 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 be a interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee in the mortgage absolute architecture and the mortgage absolute architecture architecture and the mortgage absolute architecture architecture architecture architecture architecture architecture. untess 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 Mortgage, against loss by fire and any other hazards specified by Mortgagee, in an amount not less than amortgage 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 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 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 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 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 wise, 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 preceeding 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 Moragagorto 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.
- hall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note

(4) That the cover ministrators, successed the use of any gend ITHESS the Mortgage GNED, seated and detection of the use of the Mortgage GNED, seated and detection of the use o	ors and assigns, der shall be ap or's hand and s	pplicable to all	bind, and the best hereto. Whene genders.	enefits and advantages si rer used, the singular sha	ty null and void; of half inure to, the rail included the plui	eunective	heirs, executors.	
				·			(SEAL)	
ATE OF SOUTH CA	ROLINA			PROBATE	E			
DUNTY OF Gree	nville	}						
igor sign, seal and as itnessed the execution NORN to before me to the start of the	its act and den thereof. This 28 da	eed deliver the ay of April	, within written 1 _(SEAL)	risigned witness and made instrument and that (s) 983.	he, with the other	witness	subscribed above	
rately examined by I	f the at less me, did lectare	the undersign sed mortgagor that she does	ed Notary Publics) respectively, s freely, volunta	RENUNCIATION CONTGAGOR ic, do hereby certify unit did this day appear beforily, and without any continuous and the mortgagee's(s) to all and singular the p	to all whom it ma tre me, and each, up musics, dread or the ball or success	fear of ar	signs, all her in-	-
rest and estate, and IVEN under my han			J. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1					
day of		19						-
latery Public for Sou	ah Caralina		(\$EAL)					-
RECORDED	MAY 25 Mortgages, page	1000	Mortgage of Real Estate 2: 18 A hereby certify that the within Mortgage has been this	MAIL: TO Thomas E. Duncan FINLEY AVE. CREER, S.C. 29651 E.	Debra Н.	COUNTY OF	STATE OF SOUTH CAROLINA	