The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such fur ther sums as may be advanced hereafter, at the option of the Mortgagee, 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.
- (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 clauses in favor of, and in form acceptable to the Mortgagee, and 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 impesitions 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 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 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.

SIGNED, sealed and delivered in the presence of:  (SEAL)  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF Justanuay  Personally appeared the undersigned wilness and made ooth that (s)he saw the within named mortinger sign, seal and sei its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above rimered lithely parcellips: thereof.  SMORM see before me this day of March  STATE OF SOUTH CAROLINA  COUNTY OF Justanuay  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separally brammined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any paran whomesey, refunded, release and forever relinquish unto the mortgagoe(s) and the mortgagoe(s) heirs or successors and assigns, all her interest and estate, end, all her right and claim of dower of, in and to all and singular the promises within mentioned and released.  Well writed in the state of the second of the concessors and assigns, all her interest and estate, end, all her right and claim of dower of, in and to all and singular the promises within mentioned and released.  Well writed in the second of the concessors and assigns, all her interest and estate, end, all her right and claim of dower of, in and to all and singular the promises within mentioned and released.  Well writed in the second of the concessors and seasons and second of the concessors and seasons.  (SEAL)  Notary Public (spe south Carolina.  Recorded March 20, 1964 at 2:56 P. M. #26757	WITNESS the Mortgagor's hand and seal this 18 16	day of March 1964.
STATE OF SOUTH CAROLINA  COUNTY OF Apartaments  Personally appeared the undersigned witness and made oath that (s)he saw the within named mortinaged sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above rimaged libro paper libro. Paper libro is a day of March  SWORM selection in this of day of March  STATE OF SOUTH CAROLINA  COUNTY OF partaments  I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the undersigned with (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without and read or fear of any person whomes expect, rethounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her librated and eatate, english her right and claim of dower of, in and to all and singular the premises within mentioned and released.  When under my itake and seal this  Way of March  (SEAL)	SIGNED, sealed and delivered in the presence of:	) of This has
STATE OF SOUTH CAROLINA  COUNTY OF fractantus  Personally appeared the undersigned witness and made oeth that (s)he saw the within named mort- segger sign, seel and seids at and deed deliver the within written instrument and that (s)he, with the other witness subscribed above writinessed they pseculyion thereof.  SWORM to before me this // day of March  19 64.  STATE OF SOUTH CAROLINA  COUNTY OF putantus  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed with (wives) of the above named mortpagor(s) respectively, did this day appear before me, and each, upon being privately and see eachly examined by mo, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whome- eachly rethounced, release and forever relinquish unto the mortpagee(s) and the mortpagee(s) heirs or successors and easigns, all her leasters and easter, engl. either right and claim of dower of, in and to all and singular the premises within monitoned and released.  While under my issue and seel this  19 64  (SEAL)	Geldense & Gans	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF Counterway  Personally appeared the undersigned witness and made oath that (s)he saw the within named meritager sign, seel and see its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above vinessed the passet light thereof.  SWORN see before indities of day of March  19 64  COUNTY OF Counterway  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned with (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and see agately becomined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse payed retinance; judgets and ferever reliquish unto the mortgagoe(s) and the mirriagaer(s) her in an assigns, all her interest and easter, engled her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Well under my instal and seel this  19 64  (SEAL)	Hordon to telley	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF Counterway  Personally appeared the undersigned witness and made oath that (s)he saw the within named meritager sign, seel and see its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above vinessed the passet light thereof.  SWORN see before indities of day of March  19 64  COUNTY OF Counterway  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned with (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and see agately becomined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse payed retinance; judgets and ferever reliquish unto the mortgagoe(s) and the mirriagaer(s) her in an assigns, all her interest and easter, engled her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Well under my instal and seel this  19 64  (SEAL)		
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (s)he saw the within named mort- gager sign, seal and set its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed like peacetyless. Thereof.  SWORM senerate in this // day of March  19 64  What County Of poularity  I, the undersigned Notary Public, do hereby certify unto all whom it may cencers, that the under- signed wire (wives) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and sep- aparety, bycamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomese steps; rethounce, release and ferever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assignment where the reference and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  When under my hand and seal this  19 64  (SEAL)		(\$EAL)
Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- gager sign, seel and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnesses the paraculage.  Sworm to hardy public, for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF partanuage  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the under- signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep- agarately, examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes- signed wife (wives) and forever relinquish unto the mortgagoe(s) and the mortgagoe's(s') heirs or successors and assigns, all her in- terver and estate, english her right and claim of dower of, in and to all and singular the premises within mentioned and released.  Webb under my table and seel this  Agy of Masch 19 64  CEAL)	el .	(SEAL)
Personally appeared the undersigned withes and made oath that (s)he saw the within semed shows witnessed the personal deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the personal transfer metigs of day of March  19 64  Notery Public, for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF personal control of the above named mortgagors) respectively, did this day appear before me, and each, upon being privately and see against examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse signed wite (wives) of the above named mortgagors) respectively, did this day appear before me, and each, upon being privately and see against examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse signer reflected and estate, end ell her right and claim of dower of, in and to all and singular the premises within mentioned and released.  We will under my tracks and seel this  19 64  (SEAL)		PROBATE
Personally appeared the undersigned winess and made oath that (s)he with memod shower witness sign, seal and established eabever witness subscribed above witnessed the personal transformers.  SWORM to before methics   day of March   19 64    Notery Public for South Carolina.  STATE OF SOUTH CAROLINA   (SEAL)    COUNTY OF personal transformers   1, the undersigned Notery 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 separately becamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomeoeyey, refrounce, release and forever relinquish unto the mortgages(s) and the mortgages(s') heirs or successors and easiens, all her interest and estate, and ell her right and claim of dower of, in and to all and singular the premises within mentioned and released.  All with the Warre within the witness and seal this  (SEAL)	COUNTY OF Spartaneous	
SWORN so before medical and seed this and seed this signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and see a parely, braminised by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse are not estate, and each the right and claim of dower of, in and to all and singular the premises within mentioned and released.  If the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and see a stately bramined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse appear and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  ON EMBER UNDER TO SEAL)	Personally appeared	the undersigned witness and made oath that (s)he saw the within nemed mort-
STATE OF SOUTH CAROLINA  COUNTY OF partaneous  I, the undersigned Notary Public, do hereby certify unto all whom it may censern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomee system reflects and ferever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate; and sill her right and claim of dower of, in and to all and singular the premises within mentioned and released.  ONE with under my tasks and seel this  (SEAL)	gayer sign, seal and as its act and deed deliver the within witness of the paccipal thereof.	m written instrument and that (s)ne, with the other witness subscribed above
Notery Public, for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF partaneous  I, the undersigned Notery 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 separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes and estate, reflounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, english her right and claim of dower of, in and to all and singular the premises within mentioned and released.  ONES under my trade and seal this  If day of Masch  19 64  (SEAL)		19 64
Notery Public, for South Carolina.  STATE OF SOUTH CAROLINA  COUNTY OF putanting  I, the undersigned Notery 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 separately, becamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes sayer, refrounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and easigns, all her interest and estate, end all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  GWEN under my tradia and seal this  If day of March  19 64  (SEAL)	1 Proposition of the second	Ander Hottley
RENUNCIATION OF DOWER  COUNTY OF patanting  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 separately, examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse area renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, end all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  APPEN under my listed and seal this  If day of March  19 64  (SEAL)		*
RENUNCIATION OF DOWER  COUNTY OF patanting  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 sep agately, examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse area renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her in target and estate, eng all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  When under my listed and seal this  What will be a seal this  (SEAL)	The same of the sa	
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomse area from the property of the state and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, english her right and claim of dower of, in and to all and singular the premises within mentioned and released.  [All son 1964]  [SEAL]	STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately becomined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomes are reflected and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, eng all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  [All End under my Italia and seal this  [All Sch.]  [SEAL]	COUNTY OF Spartaneous	
against examined by me, did declare that she does freely, voluntarily, and without any computation, dread or fear of any person whomse eye; renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, end all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  [If day of March 1964 [SEAL]	1 the undersigned No	tary Public, do hereby certify unto all whom it may concern, that the under
18 day of March 1964 Marie Meichael  (SEAL)	agately examined by me, did declare that she does free!	y, voluntarily, and without any compulsion, dread or fear of any person whomse nortgages(s), and the mortgages(s(s') heirs or successors and assigns, all her in
Protections & Evans (SEAL)		
Continue & Grand (SEAL)	· · · · · · · · · · · · · · · · · · ·	Marie Marchael
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	Shering Stabile tole South Carolina. Do anded M	