The Mortgagor further covenests and agrees as follows:

- (1) That this margage shall occurs the Margages for such further pines so may be advanced foresther, at the option of the Margages for the payment of terms, increases premium, public assessments, aspites or other purposes paramint to the optionals herein. This margage shall the payment the Margages for any further lesses, advances, inchanges or credit that may be made hereint to the Margages by the Margages so ledg as the lots indicates then accured does not exceed the original amount above on the lots herein. All mans or advanced shall here interest in the sums rate in margage date and shall be psychic on domand of the Margages unless otherwise provided in orthing.
- (2) That it will keep the improvements now existing or bereafter erected on the mertgaged projectly insured as may be required from time by the Mortgages against less by fire and any other hannels specified by the Mortgages, in an assessed not been then the mortgage debt, or in successed as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and reservable thereof shall be held by the Mortgages, and have attached therets less psychia classes in favor of, and in form acceptable to the Mortgages, and that it does bereby assign to the Mortgages the processed of any policy insuring the mortgaged pressions and does bereby authorize each issurance company concerned to make psyment for a less directly to the Mortgages, to the extent of the balance owing on the Mortgage delt whether the or not.
- (3) That it will keep all improvements now existing or harantur evected in good repair, and, in the case of a construction loss, that it will continue construction until completion without interruption, and should it full to do so, the Mortgages 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 each construction to the mortgage disks.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions against the most graced premises. That it will comply with all governmental and numicipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and prefits of the mortgaged premises from and after any default herevader, 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 prefits, including a resistable 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, issue and prefits toward the payment of the debt secured harrby.
- (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 Mortgagee to the Mortgagee shall become immediately due and psychia, 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 premiese described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attentey for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable storany's fee, shall thereupon become due and psychia immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereander.
- (7) That the Mortgagor shall hold and early 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 hind, 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	scal this 30	day of march	19 72	
SIGNED, sealed and delivered in the	presence of:		7	
The seller		& Rabert	J. Hand	(SEA)
They wife		x torge 2	· Hana	(SEA1
	ring a specifi o sin	3 2) 	·	(SEAI
The grant of the part of the p				(SEAI
STATE OF SOUTH CAROLINA COUNTY OF Grandelle	i do viete, ji je s Santa verski spelje	PROBATE		
gagor sign, seal and as its act and deed witnessed the execution thereof. SWORN to before me this deformed the control of the	ay of Morel	ar kultu ar sa a r.	that (a) he saw the within with the other witness sub	n named mor
COUNTY OF SOUTH CAROLINA COUNTY OF SOUTH CAROLINA I, the aigned wife (wives) of the above name separately examined by me, did declare	undersigned Notary Pub d mortgagor(s) respective	lic, do hereby certify unto all ely, did this day appear before untarily, and without any con-	whom it may concern, the me, and each, upon being	privately and
all her interest and estate, and all her i	ever nelinminah tinto the m	CONTRACTOR IS A BOY The mortgree	10 ⁷ 0 (c ⁷) haim an amananan	
GPVE Nupder my hand and seal this	19 / ?- (SEAL)	- + Faye	1 Hand	
MY COMMISSION EXPIRES DECEMBER 16		pril 26, 1972 at 11	ili5 A. M., #28979	