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 Mortquece, 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 be a interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee interests. 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 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 Mortgagea. directly to the Mortgages, 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 lean, that it will continue construction until completion without interruption, and should it fail to do so, the Morigagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and shape the appearance for such completion of such construction to the completion of the construction work underway. 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 mortants of the state of th gagor 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 piaced 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, are a mark of the debt secured hereby and mark hereby and collected hereupon. 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.

WITNESS the Mortgagor's hand a SIGNED, sealed and delivered in the SIGNED.	nd seal this 9th the presence of:	day of S (eptember 1983. Maruldurd	(SEAL)
Sulvi II. Mas	singell			(SEAL)
7	0			(SEAL)
				(\$EAL)
STATE OF SOUTH CAROLINA	}		PROBATE	
COUNTY OF PICKENS	Personally appear	red the undersigns	ed witness and made oath that (s)	e saw the within samed mort-
gagor sign, seal and as its act ar witnessed the execution thereof.	ad deed deliver the wi	ithin written instru	ment and that (s)he, with the o	Wes Miluess shortined enose
SWORN to before the this 9th	day of Septem	EAL)	Lioa Hill	epie
STATE OF SOUTH CAROLINA	l		RENUNCIATION OF DOWER	
COUNTY OF	1			ak ak ak a aradan
arately examined by me, did di	e named mortgagor(s) eclare that she does fi	respectively, did treely, voluntarily,	hereby certify unto all whom it his day appear before me, and each and without any compulsion, dread d the mortgagee's(s') heirs or suc and singular the premises within	or fear of any person whomso-
GIVEN under my hand and sea	l this		Description of the control of the co	
day of	19		<u>Does not appl</u>	
Notary Public for South Carolin	RECORDED S	SEP 2 3 1983	at 10:00 A.M.	

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