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The Mortgagor further covenants and agrees as fellows:

- (1) That this mortgage shall secure the Mortgages for such fur ther some as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the cavenants herein. This mortgage shall also secure the Mortgages for any further leans, advances, readvances or dredits that may be made hereafter by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall beer interest at the same rate as the mortgage dobt and shall be payable on defined of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements new existing or hereafter eracted on the mortgaged property insure as may be required from time to time by the Mortgagee against less by fire and any ether hexards specified by Mortgagee, in an amount not less than the martgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and the all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto less payable clauses in fever 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 more payment for a loss directly to the Mortgagee, to the extent of the balance ewing on the Mortgage debt, whether due or not.
- (3) That it will keep all imprevements new existing or hereafter erected in good repair, and, in the case of a construction that it will continue construction until completion without interruption, and should it fail to do so, the Mertgago may, at its an enter upon said premises, make whatever repairs are necessary, including the completion of any construction there 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, finds or other impositions the merigaged premises. That it will comply with all governmental and municipal laws and regulations adjecting the meetings
- (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, appellet 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 accupied by the martgager and after deducting all charges and expenses attending such preceding and the execution of its trust of 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 adjured hereby, then, at the option of the Mortgages, all sums then owing by the Moragagor to the Mortgages shall become immediately the and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Moragages become a party of any sult 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 atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgages, and a reasonable atterney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages, and a reasonable atterney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgages and a reasonable atterney'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 recovere	
(7) That the Mortgagor shall hold and enjoy the premises above a secured hereby. It is the true meaning of this instrument that if the A nents of the mortgage, and of the note secured hereby, that then this names and virtue.	onveyed until there is a default under this Hertgage or in the monorgager shall fully perform all the terms, conditions, and connorgage shall be utterly null and void; otherwise to remain in fi
(8) That the covenants herein contained shall bind, and the bene administrators, successors and assigns, of the parties herete. Whenever and the use of any gender shall be applicable to all genders.	used, the singular shall included the plural, she plural the singul
WITNESS the Mortgager's hand and seal this $274$ day of $4$ signify, sealed and delivered in the presence of:	etaker 1965
Level Killy	Chief f. Edwards (SEA
Sum Arachon	XJanie Edwards (SEA
/	(SEA
•	(SEA
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF Leavell	• • •
Personally appeared the undersigners sign, seal and as its act and deed deliver the within written in	gned witness and made oath that (s)he saw the within named me strument and that (s)he, with the other witness subscribed abo
witnessed the execution thereof.  SWORN to before me this 27 day of October 194	5 1 1 1
SWORN to before me this 27 day of October 194	Barale Kalle
Notary Public for South Carolina.	
STATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
COUNTY OF Leavest	
I, the undersigned Notary Public, or signed wife (wives) of the above named mortgagor(s) respectively, did arately examined by me, did declare that she does freely, voluntary ever, renounce, release and forever relinquish unto the mortgagee(s) to the state, and all her right and claim of dower of, in and to a	y, and without any compulsion, gread or tear of any person whom and the mortgages(s') heirs or successors and assigns, all her
GIVEN, under my hand and seal this	
27 day of Oat. 1965	Janie Edwards
W. R. alefander (SEAL)	10, 1965 at 9:30 A. M. #14474
Notary Public for South Carolina. Recorded November	