000x**1138** page 630

- (3) That it will keep all improvements now existing or hereafter sected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall to do so, the Mortages may, at its option, enter upon said premise, 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 mortages debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, lines 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 martgaged 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 passession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court, in the syent cold premises are occupied by the mortgagor and offer deducting all charges and expenses attending such preceding rolf the exception of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the dable 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 Mortgager to the Mortgagee shall become immeditely, due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclose of this mortgage, or should the Mortgagee become a party of any sult involving this Mortgage or the title of 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 collecting by, sult 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 Marigagor shall hold and enjoy the premises above conveyed until there is a default under this marigage or in the note secured hereby. It is the true meaning of this instrument that if the Marigagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this marigage shall be uiterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall blind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereio. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be copilicable to all genders.

the plural the singular, and the use of any gender shall WITNESS the Mortgagor's hand and seal this 6	e parties hereto. Whenever used, the singular shall include the plural, be applicable to all genders. dov of October 19 69
SIGNED, realed and delivered in the presence of:	N2 / // 2
Denobia C Hale	Marine Island (SEAL)
	(2) - (1) 전 1 (1) 전 1 (1) 전 2 (1) 전 2 (1) 전 3 (1) 전 3 (1) 전 3 (1) 전 4 (1) 전 4 (1) 전 4 (1) 전 5 (1) 전 5 (1) 전 5 (2) - (2) 전 1 (1) 전 1
	(SEAL)
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	PROBATE
ed mortgagorith sign, seel and as its act and deed delive subscribed above witnessed the execution thereof. SWORN to before me this 6 day of Octobe The state of SEAL (SEAL) Notary Public for South Carolina.	the undersigned witness and made oath that (s)he saw the within namer the within written instrument and that (s)he, with the other witness or 1969. January Hart
MY COMMISSION EXPIRED JANUARY 1, 1970	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
being privately and separately examined by me, did d dread or fear of any person whomsoever, renounce, re	otary Public, do hereby certify unto all whom it may concern, that the por(s) respectively, did this day appear before me, and each, upon lectore that she does freely, voluntarily, and without any computators, telease and forever relinquish unto the mortgages(s) and the mortgress and estate, and all her right and claim of dower of, in and to all ed.
OVEN under my hand and seal this 6	Ma il L
Observation C Wall (SPAI)	Manie Deenst
Notdry Public for South Carolino.	Commence of the commence of th

Recorded Oct. 8, 1969 at 2:51 P. M., #8467.