(3) That it will keep all improvements now existing or hereafter precise in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption with the figure to do so, the Mortgages may, at its option, enter upon said premises, make whatever repairs a hinterman, it is in the completion of any construction work underway, and charge the expenses for such repairs or the completion of significant 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

- (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
- (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 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 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 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 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 seal this 7 SIGNED, sealed and delivered in the presence of:	ay of Ju]	ll genders.	19 70	•
Denobia C. Hall	7	777/1/1	ngan	(SE
- Sunna C. Marco			-	(SE/
	9 - 1 - P		· · · · · · · · · · · · · · · · · · ·	(SE/
				(SE/
STATE OF SOUTH CAROLINA				
COUNTY OF GREENVILLE	PROBATE		<u> </u>	, .
Personally appeared the ed martgagor(s) sign, seal and as its act and deed deliver the execution thereof.	undersigned witre ne within written	ness and made or instrument and	that (s)he saw that (s)he, with th	the within na e other witne
SWORNING before me this 7 day of July	19 70.	Rindo	$\bigcap_{i=1}^{n} 0$,
Notary Public for South Carolina.		N CM W	Kobeilse	/N)
MY COMMISSION EXPERS NOVEMBER 12, 1979				•
STATE OF SOUTH CAROLINA				
COUNTY OF GREENVILLE	RENUNCIATION O	F DOWER		
I, the undersigned Notary indersigned wife (wives) of the above named mortgagor(s) being privately and separately examined by me, did declarated or fear of any person whomsoever, renounce, release agee (s(s'))"Helts, or successors and assigns, all her interest not singular the premises within mentioned and released.	re that she does	freely, voluntari	ar before me, ar ly, and without a	nd each, upo ny compulsion
Ven under my hand and seal this 7 day of Jaly 19 70	B	eil mer	Morgan	•
Denotes C. Wall (SEAL)				
otary. Public for South Carolina.		· · · · · · · · · · · · · · · · · · ·		