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4文化 排稿:

。2000年2月至2日至10日的1日,1日本

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction laan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee 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 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 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 preceding 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be forcelosed. 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 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand SIGNED, sealed and delivered in the Color of the Color		August 19 84 )  Mall Source  Calcument Lace	Stage (SEAL) (SEAL)
	· · · · · · · · · · · · · · · · · · ·		(SEAL)
COUNTY OF GREENVILLE	Personally appeared the undersign er the within written instrument and th	PROBATE  ed witness and made oath that (s)he saw at (s)he, with the other witness subscrib	the within named mortgagor sign, ed above witnessed the execution
SWOBN to before me this	istay of August 19	84	
Notan Public for South Carolina My Commission Expires:	(SEAL)	- milan	
TATE OF SOUTH CAROLINA	)	RENUNCIATION OF DOWER	
OUNTY OF	}	NOT NECESSARY hereby certify unto all whom it may co	
id declare that she does freely, we discould up to the mortgage (t)	oluntarily, and without any compulsion, of and the mortgagee's(s') heirs or success ngular the premises within mentioned a	efore me, and each, upon being privately read or fear of any person whomsoeve ors and assigns, all her interest and est nd released.	
•	RECORDET SEP 4 1984	at 2:54 P/M	1200
Register of Messe Conveyance Greenville \$25,000.00 2.208 Acres Mauldin	Mortgage of Real Estate  I hereby certify that the within Mortgage has been third the day of Sept. 19 8  At 2:54 P/ M. recorded in Book 1680  Mortgages, page 359 As No	TO COMMUNITY BANK CLD NE-1523	SEP 1984 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DONALD R. SAVAGE and CARMEN E. SAVAGE