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(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, 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 mortgagee 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 mortgagor and after deducting all charges and expenses attending such proceeding 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 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 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 delt 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 convenants 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 advantage administrators, successors and assigns, of the parties hereto. Whenever used the singu	
and the use of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 19 day of February	19 74
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STATE OF SOUTH CAROLINA PROBATE	
COUNTY OF Greenville	
gagor sign, seal and as its act and deed deliver the within written instrument and	nd made oath that (s)he saw the within named mort- that (s)he, with the other witness subscribed above
witnessed the execution thereof. SWORN to before me this 19 day of February 19 74	
400	of The
TYPILE (SEAL)	(. Matter
Notary Public for South Cavolina Hy Commission Expires May 9, 1983	
CTATE OF COUTY CAROLINA	E NOWED
STATE OF SOUTH CAROLINA RENUNCIATION O COUNTY OF Greenville	POWER
I, the undersigned Notary Public, do hereby certify	unto all whom it may concern, that the undersigned
wife (wives) of the above named mortgagor(s) respectively, did this day appear beforexamined by me, did declare that she does freely, voluntarily, and without any con	ore me, and each, upon being privately and separately upperson, dread or fear of any person whomsoever,
renounce, release and forever relinquish unto the mortgagee(s) and the mortagee's(and estate, and all her right and claim of dower of, in and to all and singular the premis	(s') heirs or successors and assigns, all her interest
	- annie mas Joseen
THE CHAPTER AND MEDICAL STREET, AND CONTRACT CONTRACTOR	04 204
Notary Public for South Carolina. Notary Public for South Carolina. Notary Public for South Carolina. RECORDED RECORDED	FEB 27'74 21301
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P.O. Cree Gree day o at Regist Regist P.	CO
Creeny of day of 2:3 Mortgage Register of Grano Grano	CO
P.O. Box Greenvill Mor I hereby certiday of 2:30 at 2:30 Mortgages, pu Register of M 7,93 Lots 1 Arnold G'vill	CO
P.O. Box 285 Greenville, Greenville, Mortg Mortg Mortg I hereby certify th day of Following 2:30 P at 2:30 P Arnold P. Arnold P. Grville	CO
P.O. Box 2852 Greenville, S.O Mortgas Mortgas I hereby certify that the day of February of February of February of Mortgase 7.933.20 Lots 17 & 2 Arnold_Place G'ville Tp.	CO
OF P.O. Box 2852 1 Greenville, S.C. Mortgage I hereby certify that the value of Februar day of Februar day of 7.933.20 Lots 17 & 23, Arnold_Place(G'ville Tp.	CO
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