(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 an I 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 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.

and the use of any gender shall be applicable to all genders.	ased the singular shall include the plurar, the plurar the singular	ar,
WITNESS the Mortgagor's hand and seal this 11 day of March	19 74	
SIGNED faled and delivered in the presence of:	Charles B. Mieller ISEA	
TO CONTRACT OF THE PARTY OF THE	CHARLES B. MILLER (SEA	L)
1 pry 4 yours	(SEA	L)
	Catonia Miller ISEA	L)
	ANTONIA MILLER (SEA	.L)
		
STATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF GREENVILLE		
gagor sign, seal and as its act and deed deliver the within written ins	ed witness and made oath that (s)he saw the within named mo strument and that (s)he, with the other witness subscribed ab	ort- ove
witnessed the execution thereof. SWORN to before me this 11 day of March 19 74		
α	Mary R Plants	
Notary Public for South Carolina. (SEAL)	10/1000	
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STATE OF SOUTH CAROLINA RENUS	NCIATION OF DOWER	
COUNTY OF GREENVILLE		
·	creby certify unto all whom it may concern, that the undersigns appear before me, and each upon being privately and senaral	ned tely
examined by me, did declare that she does freely, voluntarily, and with renounce, release and forever relinquish unto the mortgagee(s) and the	hout any compulsion, dread or fear of any person whomsoe	ver,
and estate, and all her right and claim of dower of, in and to all and singu	elar the premises within mentioned and released.	
GIVEN under my hand and seal this	Contonia Miller	
9Vail V Janea	antonia Miller	
Notary Public for South Carolina.	RECORDED WAR 15'74 22921	3
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Mortgage of Mortgage of Mortgage of I hereby certify that the withir day of March at 2:31 P.M. recorde Mortgages, page 371 Mortgages, page 371 Mortgages, page 371 Abland Terrace, Gantt Tp.	COUNTY OF CHARLES B. AN CHARLES B. AN MANDAMON OF P.O. BOX 2853	e y
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Mortgage of Real Mortgage of Real y certify that the within Mortgage March March 31 P.M. recorded in Book uges, page 371 An No er of Mesne Conveyance Greenv 601-72 t 6, Belle Ct, hland Terrace, (Revi.) att Tp.	MCC FINAL OF BOX 2852	
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