(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 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 cours then owing by the Mortgagee shall become immediately due and payable, and this mortgage may be

(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 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 Mortga SIGNED secret and Control Control	gor's hand and seal this 22nd elivered in the presence of: Dany	day of Ma	Yaucy L	A A NAM	(SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH C	CAROLINA) .		PROBATE		
seal and as its act and thereof. SWORN to before me Notary Fublic for South My Commission	deed deliver the within written instruction of March Carolina. Expires: 5/19/79	ument and that 19 7	4. Elaine s	she saw the within subscribed above	n named mortgagor sign, witnessed the execution
STATE OF SOUTH		ESSARY - mo	rtgagor a female.	WED	
COUNTY OF	}		RENUNCIATION OF DO	WER	
did declare that she do relinquish unto the m of dower of, in and t	amed mortgagor(s) respectively, did this ses freely, voluntarily, and without any sortgagee(s) and the mortgagee's(s') be o all and singular the premises within	s day appear before compulsion, dreaming or successions.	ad or rear or any person wi s and assigns, all her interes	privately and sep homsoever, renout	arately examined by me, ace, release and forever
GIVEN under my hand day of	d and seal this				
day of		(CEAL)			
Notary Public for Sout My Commission	th Carolina. n Expires:	(SEAL) REC	ORDED WAR 22'74	2356	PAID
MANN, FOSTER & RICHARDSON Attorneys At Law Greenville, South Carolina	I hereby certify that the within Mortgage has been this School day of March 1974 at 3:16 P M. recorded in Book 1305 of Mortgages, page 61 As No. Register of Meme ConveyanceGreenville County 74, 250,00 Lot, Wade Hampton Blvd, City	Mortgage of Real Estate	TO FIRST PIEDMONT BANK AND TRUST COMPANY	NANCY L. WOOD	PAID TATE OF SOUTH CAROLINA 1974 COUNTY OF GREENVILLE

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