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WITNESS the Mortgagor's hand and seal this

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2) That it will been the improvements now existing or hereafter enected on the mortgazed property inserved as may be required from time by the Mortgage against loss by fire and any other hazards specified by Mortgage, in an amount not less than the mortgage debt, or in such an emiss as may be required by the Mortgagee, and in companies acceptable to it, and that all such polities and increasable to the field by the Mortgagee, and have attended thereto loss payable clauses in favor of, and in four acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy incurring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage debt, whether due or not.

(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

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from an lafter any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having juris liction 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 proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits trusted the part and of the delt regard barely. 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 bereby or any part thereof he placed in the hanks 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 here under.

(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 meeting 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

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inute 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.

day of

April

BRAMLETT PLACE ASSOCIATES, a IED, sealed and delivered in the presence of (SEAL) (SEAL) SEAL) (SEAL) <del>(SE</del>A L) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE (SEAL) i- PROBATE Personally appeared the undersigned witness and made outh that (s)be saw the within named mort-gagor sign, scal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof. day of April SWORN to before me-this 5th i H bartons Notary Public for South Carolina.
My Commission Expires: (4, 1979) Not Necessary STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagons) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee's and the mortgagee's being or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released GIVEN under my hand and seal this 19 day of \_\_\_(SEAL) Notary Public for South Carolina. RECORDED APR 10'74 ORDING 25317 My commission expires: Bramlett Place Associates, a Partnership Partnership ros, Saluda Dam Rd ., Seyht & Co., Office Supplies, Greenville, S. C. 1, 142 of Mesne Conveyance onville 达九..... day of ... rtgage of Real Estate NTY OF GREENVILLE certify that the within Mortgage has been , H. Bramlett of Mortgages, page 215 A.M. recorded in .... (5-26.00