- (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 mortgagor 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 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, administrate 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.	shall included the plurin, the plural the singular, and the use of any
WITNESS the Mortgagor's hand and seal this 5th day of July SIGNED, sealed and delivered in the presence of:	19 74
Jug Alions	Cente (SEAL)
Million Dunia	SEAL)
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	Sur Control Control Advantage A
	Reput .
STATE OF SOUTH CAROLINA )	PROBATE CONTRACTOR
COUNTY OF GREENVILLE  Personally appeared the understaned witner	DOLLARS
seal and as its act and deed deliver the within written instrument and that (s)he	ess and made outh that (s)he saw the within named mortgagor sign, with the other witness subscribed above witnessed the execution
sword to before me this 5th day of July 1974.	
Charles Despon (SEAL)	Profest Contract
Noticy Public for South Cirolina 1-16-80	
STATE OF SOUTH CAROLINA )	
COUNTY OF GREENVILLE	NUNCIATION OF DOWER
L the understaned Nature Public, do herebr	certify unto all whom it may concern, that the undersigned wife
(wives) of the above named mortgagor(s) respectively, did this day appear before me did declare that she does freely, voluntarily, and without any compulsion, dread or reliminish note the mortgagor(s) and the mortgagor(s) heirs or successors and	fear of any person whomsoever, renounce, release and forever
of dower of, in and to all and singular the premises within mentioned and release CIVEN under my hand and seal this	and an of maries and escale, and an oet right and trains
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Ne Commission Expires: 1-16-80	RECORDED JUL 8 '74 740
NASO ME SEE	• 10
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	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  BENJAMIN GAUSE AND ROGER K. GAUSE 77776 BOX 60011 TO CLUMICE A. BASWELL
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