- (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 preceeding 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, 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.

SIGNED, scaled and deliv	r's hand and seal this vered in the presence of	10th day of	February 19 7	25.
Lyndon	Hinzu		Bertie me	Browlley (SEAL)
Charles ?	Moraco			(SEAL)
				(SEAL)
				SEAL)
STATE OF SOUTH CAR	(PROBATE	
	Personal	lly appeared the undersigne	d witness and made oath that (s he	saw the within named mortgagor sign,
SWORN to before me the Notary Public for South Ca	is lust day of	February 19	75 . •	bscribed above witnessed the execution
STATE OF SOUTH CAR	OLINA)		RENUNCIATION OF DOWE	R
COUNTY OF	Ì			•
relinquish unto the mortg	reely, voluntarily, and wagec(s) and the mortga land singular the pren	ely, did this day appear bet without any compulsion dee	ore me, and each, upon being privad or fear of any person whoms	ay concern, that the undersigned wife vately and separately examined by me, soever, renounce, release and forever d estate, and all her right and claim
day of	19			
Notary Public for South Ca My Commission Ex	rolina.	(SEAL)		
,	1/4/4/5	-		
		RECORDED MAD F	5 '75 At 3+33 p.m.	# 20500 <
<u>μ</u> •	Reg Mo	RECORDED MAR 5		# 20506
4 £	ut 3: Mortgage Register		₹ ₩	
•	Mortgages, par Register of Me		₹ ₩	
,300.00 GF Hampto	Mortgages, page Megister of Mesne C		Edna S. Vivian S Smith,	STATE OF COUNTY OF
,300.00 GF Hampto	Mortgages, page 347 Register of Mesne Convey		Edna S. Vivian S Smith,	STATE OF COUNTY OF
,300.00 GF Hampto	c c P		Edna S. Vivian S Smith,	STATE OF COUNTY OF
GRIFFIN & Attorneys P.O. Box Greenville, S. Hampton Ave.			Edna S. Vivian S Smith,	STATE OF COUNTY OF
GRIFFIN & Attorneys P.O. Box Greenville, S. Hampton Ave.			Edna S. Wilbanks, The Vivian S. Hester and Smith, Jr.	STATE OF SOUTH CA COUNTY OF GREENVILLE Bertie Mae Bradle
,300.00 GRII Grandton	Mortgages, page 347 As No. Register of Mesne Conveyance Greenville	Mortgage of Real I hereby certify that the within Mortgage had also of March	Edna S. Wilbanks, Thelma Vivian S. Hester and Eases Smith, Jr.	STATE OF SOUTH CA COUNTY OF GREENVILLE Bertie Mae Bradle
GRIFFIN & Attorneys P.O. Box Greenville, S. Hampton Ave.	rded in Book As No Greenville	Mortgage of Real I hereby certify that the within Mortgage had also of March	Edna S. Wilbanks, Thelma M. Vivian S. Hester and Earl Smith, Jr.	STATE OF SOUTH CA COUNTY OF GREENVILLE Bertie Mae Bradle
GRIFFIN & Attorneys P.O. Box Greenville, S. Hampton Ave.		Mortgage of I hereby certify that the within Meday of March	Edna S. Wilbanks, Thelma Vivian S. Hester and Eases Smith, Jr.	STATE OF SOUTH COUNTY OF GREEN Bertie Mae Bra