(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 Mortgagor 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.

31st

WITNESS the Mortgagor's hand and seal this

SIGNED, sealed and delivered in the presence of

(S) 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

March

19 75.

Robert G. Mahon, Jr.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made outh that is he saw the within named mortgagor is seal and as its act and deed deliver the within written instrument and that is he saw the within named mortgagor is seal and as its act and deed deliver the within written instrument and that is he saw the within named mortgagor is seal and as its act and deed deliver the within written instrument and that is he saw the within named mortgagor is subscribed above witnessed the execution. Notary Public for South Carolina It he undersigned witness and made outh that is he saw the within named mortgagor is subscribed above witnessed the execution. SEAL STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE It he undersigned witness and made outh than it may concern, that the undersigned witness within the witness of fear of any person whomosever, remounce, release and for rethrippish undo the mortgagors is person whomosever, remounce, release and for rethrippish undo the mortgagors is hear or successor and assigns, all her interest and estate, and all her right and coldware for and to all and sizually the premates within mentioned and released. STATE OF SOUTH CAROLINA AND ALL MARCH STATE OF SOUTH CAROLINA WILLIAM ID. RECORDED APR 1 75 At 11:22 A.F. SEAL STATE OF SOUTH CAROLINA WILLIAM ID. RECORDED APR 1 75 At 11:22 A.F. STATE OF SOUTH CAROLINA A March STATE O
Fersonally appeared the undersigned witness and made oath that (s he saw the within named mortgagor si heal and as its act and deed deliver the within written instrument and that (s'he, with the other witness subscribed above witnessed the executive of the south Carolina My Commission Expires 8/28/78 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (wives) of the above named mortgagors's respectively, did this day appear before me, and each, upon being privately and separately examined by did declare that she does freely, volontanily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for dower of, in and to all and singular the premises within mentioned and released GIVEN under my hand and seal this 31st day of March 19 75 RECORDED APR 1 '75 At 11:22 A.K. RECORDED APR 1 '75 At 11:22 A.K. RECORDED APR 1 '75 At 11:22 A.K.
Personally appeared the undersigned witness and made outh that (s he saw the within named mortgagor sincerof. WORN to before me this 31st day of March 1975. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE If the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by did declare that she does freely, voluntanly, and without any compulsion, decad or fear of any person whomsover, renounce, release and for relinquish unto the mortgagee'ss' heurs or successors and assigns, all her interest and estate, and all her right and of dover of, in and to all and singular the premises within mentioned and released GIVEN under my hand and seal this 31st day of March 1975 RECORDED APR 1 '75 At 11:22 A.F. RECORDED APR 1 '75 At 11:22 A.F.
restand as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the executerency work to before me this 31st day of March 1975. SEAL SEAL GENUTION OF CAROLINA I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for elinquish unto the mortgage si and the mortgage sis? have or successors and assigns, all her interest and estate, and all her right and clother without any compulsion. SEAL With a success of the above named mortgage sis and the mortgage sis? have or successors and assigns, all her interest and estate, and all her right and clother without any compulsion. SEAL Notary Public for South Carolina My Commission Expires RECORDED APR 1 75 At 11:22 A.F. RECORDED APR 1 75 At 11:22 A.F.
WORN to before me this 31st day of March (SEAL) South Carolina We Commission Expires (SEAL) I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by lid declare that she does freely, voluntanly, and without any compulsion, dread or fear of any person whomsoever, renounce, release and for elinquish unto the mortgagees and the mortgagees's livery or successors and assigns, all her interest and estate, and all her right and colored with the sundersigned and released (SEAL) Notary Public for South Carolina Aly Commission Expires (SEAL) RECORDED APR 1 75 At 11:22 A.K. (SEAL) RECORDED APR 1 75 At 11:22 A.K.
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ATE OF SOUTH CAROLINA RENUNCIATION OF DOWER OUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned vives) of the above named mortgagoris' respectively, did this day appear before me, and each, upon being privately and separately examined by did declare that she does freely, voluntanly, and without any compulsion, dread or fear of any person whomsoever, renounce, release and fore integrated in and to all and singular the premises within mentioned and released. INEN under my hand and seal this 31st day of March 19 75 RECORDED APR 1 75 At 11:22 A.F. RECORDED APR 1 75 At 11:22 A.F.
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