(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.

State Section

(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, adminis-

trators, successors and assigns, of the parties hereto. Whenever used, the single gender shall be applicable to all genders.  WITNESS the Mertgagor's hand and seal this 25th day of April 25th day of Som Parties.  Som Parties Som Parties and Som Parties a	pril <sub>19</sub> 75	SEAL)  (SEAL)  (SEAL)
seal and as its act and deed deliver the within written instrument and that	PROBATE  A witness and made oath that (5 he say	w the within named mortgagor s.gn, ribed above witnessed the execution
SWOWN to before me this 25th day of April 197.  Notary Public for South Cholina.  My Commission Explies 5/22/83	Sanara	r Lee
I, the undersigned Notary Public, do It (wives) of the above named mortgagores respectively, did this day agreen beful declare that she does freely, voluntarily, and without any compulsion, drespectively in the mortgage of and the mortgage of heirs or successor of dower of, in and to all and singular the premises within mention I and GIVEN under my hand and seal this  25th  April 1975.  (SEAL)	fore me, and each, upon being privated ead or fear of any person whomsoo rs and assigns, all her interest and	ely and separately examined by me, wer, renounce, release and forever estate, and all her right and claim
5/22/83	25'75 At 3:58 P.M.	24847
Mortgage of Real Estate  I hereby certify that the within Mortgage has been this 25% that the within Mortgage has been this 25% that it April 19.77  It 3:58 P. M. recorded in Book 12.27 of Mortgages, page 765 As No. 21.91.7  County PVLE & PVLE  Attorneys at Law  Greenville, South Carolina 66.51 Acs Augusta Rd. (U.S. Hwy 25) less part, Oaklawn Tp	BANKERS TRUST OF SOUTH CAROLINA	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE \$2:0:71 WILLARD H. MURRELL and CHRISTINE M. MURRELL

4328 RV-2

 $\boldsymbol{x}$