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(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.

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(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 mortgager 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.

WITNESS the Mortgagor's hand as SIGNED, socked and delivered in th	e presence of:	e col	
Derhude	D. M. Caee	ace Jun H M	(SEAL)
			(SEAL)
	-		(SEAL)
STATE OF SOUTH CAROLINA	`		
COUNTY OF GREENVILLE	}	PROBATE	
seal and as its act and deed delive	Personally appeared the under er the within written instrument an	rsigned witness and made oath that (s'he sa d that (s)he, with the other witness subsc	aw the within named mortgagor sign, cribed above witnessed the execution
SWORN to before me this 9 Entirelation Personal Personal Public for South Carolina. My Commission Lipites 10	arano (SEAL)	1996. Juns Ch	spann
STATE OF SOUTH CAROLINA	1	RENUNCIATION OF DOWER	
I, the undersigned Notary Public, do hereby certify the ball whom it may concern, that the undersigned wife			
(wives) of the above named nortgagor(s) respectively, did this day appear before merand each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or lear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee's) and the mortgagee's heirs of 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 members and released.			
GIVEN under my hand and seal this	is 19 76	Colelliano	2. Mi Call
Emmality P	Reargon SEALL		
Notary Public for South Carolina. My Commission Expires: 10.	29-79		
	RECORDE	0 JAN 13'76 At 4:34 P.M.	17867
PYLE & PYLE Attorneys at Law Greenville, South Carolina \$ 25,000.00 Lot 3, Piney Rd., (Clairmont Dr.)	fortgage has d in Book As No.	Angelo Chatos, Jimmy Chatos and Ntina Petratos Mortagge of Real Estate	RECORDING FEE PYLE X 17867 FAID SON SOUTH CAROLINA COUNTY OF GREENVILLE William L. McCall Gertrude G. McCall

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