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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.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions again 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 the should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appeint a receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense 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.

of the Mortgage, all sums then owing by the Mortgagor to the Mortgage 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 in volving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand 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, sha 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

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SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL	(S) That the covenants herein contained shattators, successors and assigns, of the parties heret gender shall be applicable to all genders.	o. Whenever used, the	singular shall included	the plural	, the plural the	e fieits, es singular, a	nd the	s, adminis use of any
SEAL	WITNESS the Mortgagor's hand and seal this SIGNED, scaled and delivered in the presence of:	24th day of	March	19	77.			
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SEAL	James C. Slale La	$\left(\begin{array}{c} \lambda \end{array}\right)$	Boolie	1. x	Gaines)		(SEAL
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HORTON, DRANNOY, MARCHBANKS, ASHMORE, COUNTY OF GREENVILLE WILLIAM G. GALDES, JR. and BOBBI W. GALDES, JR. and BOBBI W. GALDES, JR. Hereby certify that the within Mortgage of Real Estate March	March 19	()	<u></u>	lace	77 · X a	ine		
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