(2) That It will keep the improvements now existing or hereafter erected on the mortgaged preperty insured as may be required on time to time by the Mortgages against loss by fire and any other hazards specified by Mortgages, in an amount not less than the om time to time by the mortgaged against loss by tire and any other hazards specified by mortgages, in an amount not loss than the ortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such policies and newsls thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of a policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss to the Mortgages. rectly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lean, set it will continue construction until completion without interruption, and should it fail to do so, the Mortgages may, at its option, the upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and the construction work and the completion of such construction to the mortgage date. sarge 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 paints the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, lesues and profits of the mortgaged premises from and after any default hereunder, and agrees (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees us, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chembers or other iso, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the ints, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortingram and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply to residue of the rents, issues and profits toward the payment of the dobt 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, all no option of the Mortgages, all sums then owing by the Moragager to the Mortgages shall become immediately due and payable, and no option of the Mortgage, all sums then owing by the Moragage of the foreclosure of this mortgage, or should the Mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage become a party of any wit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby and the collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by any part thereof be placed in the hands of any atterney.
- (7) That the Mertgager shall held and enjoy the premises above conveyed until there is a default under this mertgage or in the note several hereby. It is the true meaning of this instrument that if the Mortgager shall fully perform all the terms, conditions, and coverants of the note secured hereby, that then this mortgage shall be utterly null and void; etherwise to remain in full areas and within orce and virtue.
- s herein contained shall bind, and the benefits and advantages shall laure to, the respective heirs, executors,

istrators successed that we applicable to use of any gender shall be applicable to	_	December	1983	
D, seeled and delivered in the presence of	h.	THE VISTA CO,	INC.	
milian Coltue	u_	BY: President &	Sacratari	(SEAL)
Alan Buren	1	rresident o	- secretary	(SEAL)
Will the Marine		A 140		
		4. 		(SEAL)
				(SEAL)
E OF SOUTH CAROLINA		PROBATE		
Personally sign, seel and as its act and deed deliver	appeared the u	ndersigned witness and mad-	e eath that (s)he sat he, with the other	r the within named a ort- witness subscribed above
med the execution increase		•	_	7
RN spherer me this 6th day of [1983	116.	lla
Kare K Bours	(SEAL)	J.M.Exic	2 July State	Mean
ry Public for South Carolina. Ny Court expires 3/20		· · ·		
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TE OF SOUTH CAROLINA				r concern, that the under-
TE OF SOUTH CAROLINA III THE WINDS	ersigned Hetery F	habile, de hereby cartify uni ety, did this day appear befo	to all whom it me re me, and each, up	and of any payment whitelers
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