1

(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 retending 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 and seal this SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of: WITNESS the Mortgagor's hand and seal this 9th SICNED, sealed and delivered in the presence of:	day of	October 19 74 Charles E.	Head	(SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the seal and as its act and deed deliver the within written instrume thereof. SWORN to before me this 9th day of October (SEAL) Notary Public for South Carolina. My Commission Expires: 5/19/79	e undersigned ent and that 19		saw the within named scribed above witnesses	mortgagor sign, d the execution
(wives) of the above named mortgagor(s) respectively, did this da did declare that she does freely, voluntarily, and without any conrelinquish unto the mortgagee(s) and the mortgagee's(s') heirs of dower of, in and to all and singular the premises within m GIVEN under my hand and seal this 19 74	y appear bef npulsion, dre or successor	ad or fear of any person whomses and assigns, all her interest and	ny concern, that the urately and separately enoever, renounce, releat estate, and all her r	se and forever
day of October 1974 at 11:28 A.M. recorded in Book 1324 Mortgages, page 803 As No. 9662 Register of Meme Conveyance Greenville Count Tract 2 = 25 Acres Hunt's Bridge R. MANN, FOSTER & RICHARDSON Attorneys At Law Creenville, South Carolina Bates Tp. Less 1 acre	Mortgage of Real Estate	W. IRA MAHAFFEY GLADYS C. MAHAFFEY	Y OF GREENVI	MANN, FOSTER & RICHARDSON STATE OF SOUTH CAROLINA