- (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,
- (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.

trators, successors and assigns, of gender shall be applicable to all g WITNESS the Mortgagor's hand SIGNED, sealed and delivered in	and seal this 27th	h day of	JOHN T. BE	19 84 DZYK BEDZYK A C C	Side of	jk)		(SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLINA)		PROB	ATE				
COUNTY OF GREENVILLE	}							
eal and as its act and deed delibereof. SWORN: to before me this 27 Notary Public for South Carolina. My Commission Expires:	th day of Septe		9 84.	erri		_		<u> </u>
•	NO DOME		RENUNCIATIO	C. SUPREM	E COURT			
wives) of the above named mortg lid declare that she does freely, we elinquish unto the mortgagee(s) of dower of, in and to all and so CIVEN under my hand and seal the	I, the undersigner agor(s) respectively, doluntarily, and without and the mortgagee's ingular the premises	ed Notary Public, did this day appear in any compulsion, (s's') heirs or success	ACCORDING TO S. o hereby certify unto before me, and each, t dread or fear of any ssors and assigns, all I	C. SUPREM all whom it m upon being pri- nerson whom	E COURT ay concern, vately and se soever, repor	that the sparately of	indersig examine ase and	l forever
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wives) of the above named mortglid declare that she does freely, velinquish unto the mortgagee(s) of dower of, in and to all and so CIVEN under my hand and seal that of Motary Public for South Carolina. My Commission Expires:	I, the undersigner agor(s) respectively, do oluntarily, and without and the mortgagee's ingular the premises his	ed Notary Public, did this day appear in any compalision, (s) heirs or success within mentioned (SEAL)	ACCORDING TO S. to hereby certify unto before me, and each, under dread or fear of any stors and assigns, all land released.	C. SUPREM all whom it m upon being pri person whom per interest an	E COURT ay concern, vately and se soever, renor d estate, and	that the sparately of unce, reled all her	indersig examine ase and	I forever
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