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5. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

6. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, other than by death of the Mortgagor.

7. 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 proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

8. That the Mortgagor assumes any and all obligations imposed upon the purchasers under a certain contract for the sale of real estate, recorded in the R.M.C. office for Greenville County in Book of Deeds 620 at Page 141.

9. That the provisions of the contract referred to in Paragraph 8 above are incorporated herein.

BOTANY WOODS, INC.
BY: *g.s. Jr.*
G.S.K., JR.

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