(3) That it will keep all improvements now existing or hereafter erected in good repair, only in the case of a construction loan, that it will continue construction until completion without interruption, and should it fall to do so, the Marigagee may, at its option, enter upon said premises, make wholever 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 marigage debt.

(4) That It will pay, when due, all taxes, public assessments, and other governmental or municipal charges; lines 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 II hereby assigns all rents, issues and profits of the mortgaged premises from and offer 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 nate secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immeditely 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 sult involving this Mortgage or the title of 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 Mortgages, and a reasonable attorney's fee, shall thereupon become due and payable immediately or an demand, at the option of the Mortgages, 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

WITNESS the Mortgagor's hand and seal this 2 day SIGNED, sealed and delivered in the presence of:		
	Roma maron	(SEAI
montellen		(SEAL
Denobia C. Hall		(\$EAL
		(SEAL
		IJEML
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	
Personally appeared the ur ad mortgagor(s) sign, seal and as its act and deed deliver the subscribed above witnessed the execution thereof.	idersigned witness and made oath that (s)he saw within written instrument and that (s)he, with th	the within nam he other witness
SWORN to before me this 2 day of March	1970	/ 4.
Notary Public for South Carolina. (SEAL)	Denobie C. Ho	ill
Notary Fublic for South Carolina.		100

undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinguish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

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