(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a consinction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgages 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.

WITNESS the Mortgagor's hand and seal this 14

(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 Mortgagor 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 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 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

July

19 71.

day of

SIGNED, sealed and delivered in the presence of:		•		4
David H. Wilkins	· 	DONALD E. BA	LTZ, INC.	(SEAL
Denotia C Hall.	_	By: Dow	ald E. Be	SEAL
· · · · · · · · · · · · · · · · · · ·				(SEAL
-	-	·	<u> </u>	(SEAL
	 	,		
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PR	OBATE		-
Personally appeared mortgagor(s) sign, seal and as its act and deed disubscribed above witnessed the execution thereaf.	eliver the within s	ed witness and made written instrument an	oath that (s)he saw d that (s)he, with th	the within name to other witness
SWORN to before me this 14 day of Jul Denabra C. Hall (SEAL	•		1. Willing	· •
Notary Public for South Carolina. My COMMISSION CAPIRES NOVEMBER 12, 1979			· · · · · · · · · · · · · · · · · · ·	·
· -	MORTGAGO	OR, A CORPORAT	'ION	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIA	TION OF DOWER		
I, the undersigned undersigned wife (wives) of the above named more being privately and separately examined by me, didread or fear of any person whomsoever, renounce gagee's(s') heirs or successors and assigns, all her and singular the premises within mentioned and re-	tgagor(s) respectivided declare that sheet, release and for interest and esta	ie does freely, voluni rever relinquish unto	ppear before me, a larily, and without a o the mortgagee(s)	nd each, upon iny compulsion, and the mort-
GIVEN under my hand and seal this		•	A CONTRACTOR	
day of 19				
SEAL (SEAL)			
Notary Public for South Carolina.				· · .