(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction Ivan, 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 whitever 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 delet.

(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 jurisdation 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 mortgager 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.

(8) That the coverants berein contained shall bind, and the benefits and advantages shall inure to, the respective being covertors, administrators, successors and assigns, of the parties bereto. 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 an SIGNED, scaled and delivered in the		day of Decen	nber 197	• •		_ (SEAL) _ (SEAL) _ (SEAL) _ (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Personally appeared	the undersigned with	PROBATE as and made onth that is a	e sen the notice	n named spigsp	per sign.
seal and as its act and deed delive thereof. SWORN to before me this oft Notary Public for South Carolina. My Commission Expires:		per 19 77.	with the clies within s	an B.	Lower	erections.
STATE OF SOUTH CAROLINA COUNTY OF	I, the undersigned No	ury Public, do hereby	Certify unto all whom it	may concern, th	at the undersig	and wife
did declare that she does freely, ver- relinquish unto the mortgagee(s) and dower of, in and to all and sin GIVEN under my hand and seal this day of	and the mortgagee's(s') he ogular the premises within	econyulsion, dread or our or successors and a mentioned and relea	fear of any person who assigns, all her interest	ansocars, sendut	nce, release am	d by me, d forever
did declare that she does freely, ver- relinquish unto the mortgagee(s) and dower of, in and to all and sin GIVEN under my hand and seal this	furtarily, and without any and the mortgagee's(s) he premises within is	econyulsion, dread or sirs or successors and a meastimed and relea (SEAL)	fear of any person who assigns, all her interest	mssever, renout and estate, and	nce, release am	d by me, d forever

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