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(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property Insured as may be required from time to time by the Mortgagec against loss by fire and any other hazards specified by Mortgagec, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagec, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagec, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagec, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagec the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagec, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction foan, 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, 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 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 mertgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Moragagor 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 atterney 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 administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural tand the use of any gender shall be applicable to all genders.	, executors, he singular,
WITNESS the Mortgagor's hand and seal this 2 day of Modernia 1977. SIGNED, sealed and delivered in the presence of:	
Han & Slan Bully W. Righty	(SEAL)
Amaldhe Navis (suntite W. Kegaley	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA PROBATE	
COUNTY OF Drzenille	•
Personally appeared the undersigned witness and made oath that (s)he saw the within a gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subsci	iemed mert- ribed above
SWORN to before me this 2 day of Modernton 1977.	
Mary Public for South Carolina.	
STATE OF SOUTH CAROLINA COUNTY OF DECENTION OF DOWER	
I, the undersigned Natary Public, do hereby certify unto all whom it may concern, the signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being prival arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any per ever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assignaterest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and re-	tely and sep- son whemso- , all her in-
19>> Lixnette W. Kigs	olu.
Motary Public for South Carolina. (SEAL)	
Notary Public for South Carolina. RECORDED JAN 23 1978 At 2:00 P.H.	21816
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COUNTY OF Greenville SILLY W. and Annette ". ALESBY 112 Longmesdow Rd. To FIRST FINANCIAL SLAVICES OF EASLEY INC A/b/a/ Fairlane Finance Co. Forcest Acres Chomping Center Easley, S.C. 29640 Mortgage of Real Estate A Mortgage of Real Estate I hereby certify that the within Mortpage has been this 23rd at a /2:00 F. M. recorded in Book 1421 of Mortgage. page 621 A. No. Resilier of Maine Conveyence Greenville Centy \$7,008.00 Lot 1 Longmesdow Rd. "Brook Glenn Gardens" Blk A	23 1978 218167

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