THE RESIDENCE OF

(2) That it will keep the improvements now existing or bereafter erected on the mortgaged property insured as may be required in in time to time to time to make Mortgagee against loss by the and any other baraids specified by Mortgagee, man end with a tiless than the numbers debt or most on a many beauty med by the Mortgagee, and incompanies acceptable to it, and that all such policies and incompanies acceptable to it, and that all such policies and in the rect dull be held by the Mortgagee, and that it does here he assign to the Mortgagee in favor of and in form acceptable to the Mortgagee, and that it will pay all pure times therefor when due, and that it does here he assign to the Mortgagee the proceeds of any policy insuring the mortgaged premiers and does hereby actionize each insurance company contended to make payment to a loss directly to the Mortgagee, to the extent of the behavior moring on the Mortgage debt, whether due or not.

(3) That it will keep all improvements non-existing or laterafter effected in good repair, and, in the case of a construction form, 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 premies, make whatever repairs are necessary, including the completion of any construction work understay, and charge the expenses for such repairs or the completion of such construction to the mininger 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 suit premises are occupied by the mortgager and after deducting all charges and expenses attending such preceding 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.

16) 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 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 Mortgagoe, and a reasonable attorney's fee, thall thereupon become due and payable immediately or on demand, at the option of the Mortgagoe, 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 assyns, 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 penders.

Sunda W.	hand seal this 15th day o red in the presence of:	D	AVIDSON ENTERPRIS	, President	(SEAL) (SEAL) (SEAL)
STATE OF SOUTH CARO	(PR	ОВАТЕ		(00.12)
and as its act and deed deli SWORN to before me this Security Public for South Ca My Commission Expires	ver the within written instrument and the 15THday of March	19 78	rss and made oath that (s)he saw her witness subscribed above witne	the within named mort essed the execution there	eagor sign, sea
does freely, voluntarily, ar	UNNECES I, the undersigned No agor(s) respectively, did this day appeal without any compulsion, dread or firs or successors and assigns, all her intased.	SARY - MORT tary Public, do hereby r before me, and each ear of any person wh	omsoever, renounce, release and	ncern, that the undersign tely examined by me, did forever relinquish unto the	declare that :
Notary Public for South Co	(SI	EAL)			
NCNB MORTGAGE SOUTH, INC \$6,750.00	I hereby certify that the within Mortgage has been the Sth day ofApril	M M OR C	At 2:53 P.M. NCNB MORTGAGE	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DAVIDSON ENTERPRISES,	DILLARD