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- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter up in said premises male whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such require 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 again the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises. (5) That it bereby 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 receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and practice, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense 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. 6) That if there is a default in any of the terms, conditions, or covenints of this mortgage, or of the note secured hereby, then, at the optio of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may b foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit in volving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand of any attorized at the foreclosure of the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand of any attorized at the foreclosure 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 as the officered hereinder. 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 secures hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants 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. (5) That the coverants herein contained shall bind, and the benefits and advantages shall inure to, the respective helps, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders 20th WITNESS the Mortgagor's hand and seal this day of CNED, solved and delinered in the presence of. TEAL. TAL :AL STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s'he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. WORN to before me this 20th day of 19 78 April (SEAL) Notary Public for South Carolina 4/17/79 My Commission Expires (NOT NECESSARY WOMAN MORTGAGOR) STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER **COUNTY OF** I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the 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 relinquish unto the mortgages(s) and the mortgages relinquish 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 GIVEN under my hand and seal this day of 19 _(SEAL) Notary Public for South Carolina. My Commission Expires 31 134 RECORDED APR 20 1978 At 4:50 P.M. \$75,000.00
- Lot, Mauldin, I hereby certify that the within Mortgage has been this 20 th Mortgages, page Register of Mesne Conveyance HORTON, DRAWDY, MARCHBANKS, CHAPMAN & BROWN, M.A. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Mortgage Chapman & Brown, P.A.
 307 PRYTIGHU STREET
 P. O. BOX 10187 F.S.
 GREENVILLE, SOUTH CAROLINA 29603 April COMMUNITY BANK Drawdy, Marchbanks, Ashmore IRENE K. THOMAS Also M. recorded in Book 1429 Lot Greer Greenville Real Estate County

Mauldin