- (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 Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay held by the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee 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 Mortgagee, 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 loan, 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 mortgage, or of the note secured hereby, then, at the option of the Mortgagec, 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 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NORN to before me this 6th day of August MATURE OF SOUTH CAROLINA RENUNCIATION OF DOWER OUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wide concerns the undersigned wide concerns that the undersigned wide concerns the undersigned wide concerns that th	Suk H. M. Let Onstance	and seal this 6th presence of 111	day of Augus t	G. THOMASON	5111124		EAL)
and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution recot. VORN to before me this 6th day of August 1979. ANATOMICAL MARKET MA	ATE OF SOUTH CAROLIN	A (PROBATE			
all and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution respectively. The property of the south Carolina. WERNING SEAL) WICH STATE OF SOUTH CAROLINA DUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever and of the mortgage of and the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the winter of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, release and forever in the mortgage of any person whomsoever, renounce, the understand of the person whomsoever, renounce, the understand of		Personally ann	eared the understoned witness	and made cath that (s)he	saw the within na	amed mortgagor	sign,
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PUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife interview of the above named mortgageor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, declare that the does freely, voluntarily, and without any computison, does that the does freely, voluntarily, and without any computison, does that the does freely, voluntarily, and without any computison, does and saignst, all her interest and estate, and all her right and claim dover of, in and to all and singular the premiers within mentioned and released. WEEV under my hand and seal this OUTH CAROLIT STATE OF SOUTH CAROLINA PAUL S. GOLDSWITH INCOMPANIES OUNTY OF GREENVILLE OUNTY OF GREENVIL	7.1		ust 19 79.	Qu. 1. 1	1.0000	1714	
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DUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife in the state 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 compution, dread or fear of any person whomosover, renounce, release and forever did were of; in and to all and singular the premises within mentioned and released. IVEN under my hand and seal this IVEN under my hand singular the premises within mentioned and released. IVEN under my hand singular the premises of successors and assigns, all her interest and estate, and all her right and seal this IVEN under my hand singular the premises of successors and assigns, all her interest and estate, and all her right and seal this IVEN under my hand seal this IVEN under my han	ly Commission Expires:	2/2/10	<i></i>				
the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife declare that she does freely, voluntarily, and will this day appear before me, and each, upon being privately and separately examined by me, declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever inquish unto the mortgagers) and the mortgagers's heirs or successors and assigns, all her interest and estate, and all her right and claim dower of, in and to all and singular the premises within mentioned and released. IVEN under my hand and seal this August 1979 at 10:12 A.M. SEAL) STATE OF SOUTH CAROLIV And Address: PAUL S. GOLDSWITH OCT 1 1979 at 10:12 A.M. Address: PAUL S. GOLDSWITH OCT 1 1979 at 10:12 A.M. PAUL S. GOLDSWITH OCT 1 1979 at 10:12 A.M. OCT 1 1970 Address: PAUL S. GOLDSWITH OCT 1 1970 AMASON OCT 1	TATE OF SOUTH CAROLIN	IA (REN	UNCIATION OF DOW	er		
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