(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 mortgagor 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

(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.

| VITNESS the Mortgagor's hand and seal this IGNED, sealed and delivered in the presence of: Authorah S. Rossi The Bullion | day of | John C. Lusk | | | SEAL) SEAL) SEAL) SEAL) |
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| OUNTY OF GREENVILLE | | 1 9 1 1 | | • | _ |
| Personally appear al and as its act and deed deliver the within written in sereof. | ired the undersigned instrument and the | ed witness and made oath the at (s)he, with the other witn | it (s)he saw the within ess subscribed above | witnessed the ex | r sign, ecution |
| WORN to before me this 26th day of Wa | رم 19 | 80. | 4 | | |
| | SEAL) | Olvora | h S. Posa | si | |
| Otary Public 16 South Carolina. 5-15-88. My Commission Expires: 5-15-88. | JLAL) | ************************************** | | · · · · · · · · · · · · · · · · · · · | |
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| OUNTY OF GREENVILLE S | Notary Public, do | hereby certify unto all who | m it may concern, th | at the undersione | d wife |
| vives) of the above named mortgagor(s) respectively, did id declare that she does freely, voluntarily, and without elinquish unto the mortgagee(s) and the mortgagee's(s' I dower of, in and to all and singular the premises w | this day appear be any compulsion, d) heirs or success | efore me, and each, upon bei read or fear of any person ors and assigns, all her inte | ing privately and sepa whomsoever, renoun | rately examined ce, release and | by me, forever |
| IVEN under my hand and seal this | | | 1 0 .0 | . / | |
| 6 day of may 19 80 | | - T'alyn | de I. Le | usk / | |
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| day of | Mortgage of Real I hereby certify that the within Mortgage has | Citizens & Southern Natio Bank of South Carolina an Lowell H. Tankersley, as Trustees under the Trust by the Last Will and Test of Lehman Adwell Moseley, | John C. | GRIFFIN & HOW STATE OF SOUTH COUNTY OF GREENVI | |
| day of | Mortgage of I hereby certify that the within Me | Citizens & Southern Nati Bank of South Carolina a Lowell H. Tankersley, as Trustees under the Trust by the Last Will and Tes of Lehman Adwell Moseley | John C. | - 10 | JUN 1 91980 36.165 K |