800x 1548 PAGE 700

(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 interruptions, 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 is 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

(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 receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits. 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 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 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 hand 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,

SIGNED, sealed and de	or's hand and selivered in the pr	eal this 30th resence of:	day of	July, Yany Jaus ARRY L. BAVIS,	19 81.	(SEAL)
J. S		Zyen	<u> </u>			(SEAL)
						(SEAL)
TATE OF SOUTH C	AROLINA)			· · · · · · · · · · · · · · · · · · ·	
OUNTY OF GREE		}		PROBATE		
WORN to before metal lotary Public for South My Commission Ex	A Carplina	MAL)	19 81.	Janne	D.M.	-
TATE OF SOUTH C		1	nn.	NUNCIATION OF DOV	NAT WA	mird
OUNTY OF		}	REC	NUNCIATION OF DOV	WER / U)	
homsoever, renounce, sterest and estate, and IVEN under my hand	all her right an	ver relinquish unto ad claim of dower o	o the mortgagee(of, in and to all a	s) and the mortgagee's(s') and singular the premiser	heirs or successors and s within mentioned and	assigns, all her released.
day of	l and seal this	19 .			······································	
	and seal this				······································	
day of	- Cooling	_(SEAL)				
day of	h Carolina. kpires:	SEAL) ED JUL 31	198 1 .	at 4:40 P.M.	2973	
day of otary Public for South My Commission Ex	h Carolina. kpires:	SEAL) ED JUL 31		at 4:40 P.M.	2973	
day of otary Public for South My Commission Ex	h Carolina. kpires:	SEAL) ED JUL 31		<i>. 3</i>	HA .	Greenville, South
day of otary Public for South My Commission Ex	h Carolina. kpires:	SEAL) ED JUL 31		<i>. 3</i>	HA .	Greenville, South
day of otary Public for South My Commission Ex	RECORD RECORD Register of Meane Convey	SEAL) ED JUL 31	Mortgage	<i>. 3</i>	HA .	Greenville, South
day of otary Public for South My Commission Ex	RECORD RECORD Register of Meane Conveyance	SEAL) ED JUL 31		WILLIAM P.	HA .	Greenville, South
day of otary Public for South My Commission Ex	RECORD RECORD Register of Meane Conveyance	SEAL) ED JUL 31	Mortgage of R	TO WILLIAM P. CATOL 1039 13 Aug. Lucy Color	HA .	Greenville, South
day of otary Public for South My Commission Ex	RECORD RECORD Register of Mesne Conveyance Greenvill	I hereby certify that the within Mortgage has be SEAL) On the second of	291 Mortgage of Real	WILLIAM P.	HA .	Greenville, South
day of Jotary Public for South My Commission Ex Jotary Public for South My Commission Ex JOSEPH J	RECORD RECORD Register of Meane Convey	(SEAL) ED JUL 31 And of 4:40 P.	29/6 Mortgage of Real E	TO WILLIAM P. CATOL 1039 13 Aug. Lucy Color	COUNTY HARRY L.	