The second second

(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 comunicipal 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 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 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 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 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.

(5) 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.

gender shall be applicable to	all gende	ers.			_		_	•	
WITNESS the Mortgagor's It SIGNED, sealed and delivere	hand shed	seal) this presented of:	14th ,	day of	December	nes L	82. W gu	Seal (SEAL)	1
Kirlyn	4.	Bru						(SEAL)	•
		-					····	(SEAL))
					<u> </u>			(SEAL)) :
STATE OF SOUTH CARO		<u>-</u>	I	PROBATE					
COUNTY OF GREEN	VILLE)	annesred the	na description	ad witners and s	nada onth that fo	'Ha caw tha with	in named mortgagor sign,	
seal and as its act and deed thereof.	1	the within w	itten instrume	nt and th	at (s)he, with t	he other witness	subscribed abov	in named mortgagor sign, ie witnessed the execution	,
SWORN to before me this	14th	lays of D	ecember	19	, 82	0	1 0		:
Notary Public for South Care	olina	Jan. 24	——(SEAL) . 1920		-	welyn	J. L	rus	
M. Commission Exp		Jaii. 24	, 1970 	<u> </u>			· · · · · ·		
STATE OF SOUTH CAROLINA) RENUNCIATION							Jnmarried WER		
COUNTY OF		}							:
(wives) of the above named did declare that she does fre relinquish unto the mortga of dower of, in and to all	ely, volu gee(s) an	r(s) respective starily, and w d the mortga	ly, did this day ithout any con gee's(s') heirs	y appear l apulsion, c or succes	before me, and e fread or fear of sors and assigns.	ach, upon being any person wh	privately and se comsoever, renor	ince, release and forever	T
GIVEN under my hand and									
day of		19	•				-		-
Notary Public for South Car My Commission Exp	rolina. oires:		(S	EAL)		····			-
RECORDED	at 11	:35 A	.м.			14521			
	Rogi	X at L	I herek					CO ST. <	
15. 15.	Register of Mesne Conveyance	at 11:35 i	1 4				႕ အ	STATE OF	
\$7,20 15.06 Grove	Ϋ́ Me	35	Sertify	Mortgage	Chi		James	7 OF	
, 200. d , 200. d	8	Î A	that	тg	1dz		U		
JAMES F Attorner 2. Greenville, P Acres Ray	onvey	5.8 5.8	5	90	Childrens			SOUTH CAI	() (
MES ttorne nville, R ay		M. recorded	Dec		co.		Vaughn	H	: .
AMES R. MAN Attorney at Law cenville, S. C. 296	Gre	ded.	C Xo	of I		70	3	֓֞֞֞֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓	ट्
JAMES R. MANN Attorney at Law Geenville, S. C. 29601	env	in Book	tgage	Real	Inc			R	7.98
2 Z	Greenville	ξ ⊱ i l	certify that the within Mortgage has been this	1				CAROLINA	Ž
	0		oog n	Estate				>	2 -3
		1589	SO	ite					る。このと
	County	1	15th 82						7
	ग ४ }	l e	1 12	.11			12000	and the second s	