300x 1611 PAGE 538

(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 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 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 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 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, 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.

VITNESS the Mortgagor's hand and set SIGNED, sealed and delivered in the pre-		of Raes	ues Nas	brez) (SEAL) (SEAL)
					(SEAL)
					(SEAL)
COUNTY OF Greenville	rsonally appeared the unde	PROBA	made oath that (s)	he saw the wi	ithin named
nortgagor sign, seal and as its act and ovitnessed the execution thereof. SWORN to before me this /5 day of the execution day of the execution thereof. Notary Public for South Carolina My Commission Expires: 2-9-9	f Gene 1983 (SEAL)		at (s)ne, with the other	r witness subsc	cribed above
TATE OF SOUTH CAROLINA		RENUNCIATION	OF DOWER		
endersigned wife (wives) of the above na eparately examined by me, did declar whomsoever, renounce, release and foreventerest and estate, and all her right and GIVEN under my hand and seal this	re that she does freely, vol- ver relinquish unto the morts	ely, did this day appea untarily, and withou gagee(s) and the morts	ar before me, and each t any compulsion, di gagee's(s') heirs or suc	h, upon being p read or fear of xessors and as	rivately and any person signs, all her
Notary Public for South Carolina. My Commission Expires:		N 1 5 1983	at 2:51 P.N		99 6 1
ortgages, page gister of Mesne Conv gister of Mesne Conv W OOO.OO W OOO.OO	Mortgage of Real Es. I hereby certify that the within Mortgage has been this day of	COMMUNITY BANK	то		STATE OF SOUTH CAROLINA