The Mortgages trather coverants and agrees as to as

(1) That the mortgage shall secure the Mortgages for such trather once construction and advanced to the payment of trees, morantee premains, public insertments, regain in contrast that will be payment of trees, morantee premains, public insertments, regain in contrast that will be pay the mortgage of long secure the Mortgages for any further loans, advances, realisances or common the mortgage of the mortgage of the payment of the mortgage of the mortgage of the same rate as the mortgage of the source of deep and shall be pay able on detained of the Mortgages and so otherwise place of the mortgage of the completion of such construction until completion without interruption, and should it fail to do so, the Mortgage 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 manacipal charges, fines or other impositions advantal mortgaged premises. That it will comply with al

mortgaged premises. That it will comply with all governmental and municipal time and expenses from and after any default hereunder, and agrees that, should (5). That it hereby assigns all rents, raises 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 juridiction may, at Clambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the tents, issues and profits, including a reasonable mortgaged premises, with full authority to take possession of the mortgaged and after deducting all charges and expenses attending such rental to be fixed by the Court in the event said premises are occupied by the mortgages and after deducting all charges and expenses attending such rental to be fixed by the Court in the event said premises are occupied by the mortgages and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the tents usues 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 Mortgage all sums then owing by the Mortgage to the Mortgage shall become unmediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage 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 Mortgage, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgage, 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 time meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and
by. It is the time meaning of this instrument that if the Mortgagor shall be utterly null and road, otherwise to remain in full force and virtue.

of the note secured hereby, that then this mortgage shall be utterly null and road, otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall muse to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used the angular shall include the plural, the plural the angular, and the use of any gender shall be producted to all genders.

be applicable to all genders. 1083 November 10th WITNESS the Mortgagor's band and real this SICNED, sealed and delivered in the presen (SEAL) JOHN A BY: (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA COUNTY OF GRBENVILLE 10 B3. November 10th SWYDEN to held (SEAL) Bxgir Sion STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER MORTGAGOR CORPORATION COUNTY OF CIVEN under my hand and seel this 19 day of (SEAL) 15573 Notary Public for South Carolina. MECORDEC NOV 1 1 1983 at 3:16 P. M. \$70.000.00 Lot 265 CANEBRAKE, III 3:16 はいい certify that the within Mer Mortgage OF SOUTH CAROLINA November P. M. LAW OFFICES OF b **ي** Greenville **2** Type 25.9 ř 11:55