(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 debt occured hereby.

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.

(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.

| WITNESS the Metgagor's hand a siGNED, scaled and deliverable the scaled and deliverable the season of the season o | | day of No | Simu Hop Selv Q. Fo | <i>Slet</i> odlet | (SEAL) (SEAL) (SEAL) |
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| STATE OF SOUTH CAROLINA | } | | PROBATE | | |
| seal and as its art and deed delivence. SWORN to before me this 100 Notary Public for South Carolina. No Commission Expires: | Personally appeared the er the within written instrument of the day of November, (SEAL) | ent and that | witness and made outh that (side : (s)he, with the other witness sub | saw the within scribed above v | named mortgagor sign, witnessed the execution |
| STATE OF SOUTH CAROLINA | \ | | RENUNCIATION OF DOWE | | <u> </u> |
| did declare that the does fromby a | I, the undersigned Notary pagor(s) respectively, did this di unimarily, and without any co and the mortgagee's(s') heirs singular the premiers within s his | ay appear beforpulsion, dre inpulsion, dre is or successon nentioned and (SEAL) | Sela U. | rately and sypu soever recouns | rately examined by me, re, release and forever |
| JAMES R. MANN Attorney at Law Greenville, S. C. 29601 \$ 8,000.00 Lot 14 Mooremont Dr. (Ave.) Brookforest | I hereby certify that the within Mortgage has day of November day of November day of 133 As No. | | P. M. P. | SIMS GOODLETT and IOLA A. GOODLETT | STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE |