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- (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 impossibles 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 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 rust 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 Mortgagges, all sums then awing by the Mortgagge to the Mortgagges of the Mortgagges and 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 Mortgagge become a party of any sull involving this Mortgagge or the title of 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 Mortgagge, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagge, 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 utlerly null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall blind, 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortaggar's hand and seal this

Recorded Sept. 26, 1969 at 9:33 A. M., #7536.

| SIGNED, sealed and delivered in the presence of: | DON BY: | Donald E. | B Att | (SEAL) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|
| Denobia C- Wall | | President | 5 | (SEAL) |
| | | | | (SEAL) |
| | | | (| (SEAL) |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE | PRC | DBAYE | | |
| Personally appered the mortgagor(s) sign, seal and as its act and deed subscribed above, witnessed the execution thereof | deliver the within writ | witness and made oath the ten instrument and that (| at (s)he saw the within s)he, with the other wi | nam- iiness |
| WORN to before me this 25 day of Ser | tember 19 69. | Philosy 6 | d Cohen | <u>, </u> |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE | RENUNCIATIO | ON OF DOWER | | |
| l, the undersign undersigned wife (wives) of the above named m being privately and separately examined by me, dread or fear of any person whomsoever, renou gages(s') hetrs or successors and assigns, all and singular; the premises within mentioned and | ortgagor(s) respectively did declare that she c nce, release and forev er interest and estate, | does freely, voluntarily, a er relinguish unto the n | efore me, and each, nd without any compu nortgagee(s) and the | upon Ision, mort- |
| GIVEN under my hand and seal this 25 | Company of the Compan | | | |
| day of September 1969 | | | | |
| Notary Public for South Carolina | AL) | | | |