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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 fall 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 mortgagee 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 mortgager and after deducting all charges and expenses attending such proceeding 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 tile 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 convenants 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

administrators, successors and assigns, of the parties he and the use of any gender shall be applicable to all gender		nd advantages shall ed the singular shall	inure to, the respectinclude the plural, th	tive heirs, executors e plural the singular
WITNESS the Mortgagor's hand and scal this 22Nday		19 70	•	•
SIGNED, scaled and delivered in the presence of:	0021	19 70	•	
The Contraction			1	·
THE TOTAL PROPERTY.	٠,	DEA.	rose	(SEAL)
Jon Ks		Kurlen	B. Cass	(SEAL)
		()	4	(SEAL)
	,			(SEAL)
			<u> </u>	(SEAL)
				(<i>BB</i> 11 <i>B</i>)
STATE OF SOUTH CAROLINA		DDOD 4800		
COUNTY OF GREENVILLE	•	PROBATE		
)				
gagor sign, seal and as its act and deed deliver the wi witnessed the execution thereof.	d the undersigned ithin written instr	witness and made of ument and that (s)he	nth that (s)he saw the , with the other witn	within named mort- ess subscribed above
SWORN to before me this 22ND day of JULY	19 70.		$\overline{}$	
(11.17/1/1/1/2)			1 01	•
Notary Public for South Carolina. (S	EAL)		jozy Wa	pul:
My Commission to Expire May 22, 1978	· · ·			
				· · · · · · · · · · · · · · · · · · ·
STATE OF SOUTH CAROLINA	RENUNC	ATION OF DOWER		
COUNTY OF GREENVILLE	••	•	•	
I, the undersigned Note	ary Public, do here	by certify unto all w	hom it may concern, t	hat the undersigned
examined by me, did declare that she does freely volum	ely, ald this day s	ppear before me, and	each, upon being priv	ately and separately
renounce, release and forever relinquish unto the morts; and estate, and all her right and claim of dower of, in and				
GIVEN upder my hand and scal this 22ND	o an the singular	Life premises within it	nentioned and released	•
day of JUCY 19 70		_Xud	ex Bill	wss.
Tooks 15	EAL)	<i>U</i> .	0 .	
Notary Public for South Carolina.				
My Commission to Expire May 22, 1975 Rec	corded July	28, 1970 at	3:00 P. M.,	#2258.
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