- (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 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 mortgagor 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 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

| ndministrators, successors and assigns, of the and the use of any gender shall be applicable to WITNESS the Mortgagor's hand and seal this | all genders. | OVEMBER | 19 70 | | | |
|--|--|--|--|---|---|---|
| | • 7 | JYEMBER | | | | |
| SIGNED, sealed and delivered in the presence | 21; | 1.5 | stille. | 10 0 | | |
| - Cashi | | - <u>/-/0</u> | DALLE . | 101 10 | auent | (SEAL |
| J-1-1-1 | | | | | <u> </u> | (SEAL |
| | | - : | | | | (SEAL |
| | | · | | | | (SEAL |
| | · | · · · · · · · · · · · · · · · · · · · | | | | (SEAL |
| | ·-··· | · · · · · · · · · · · · · · · · · · · | | | | |
| \sim 1.1 4 \sim 2.1 \sim | | • | | 100 | | |
| STATE OF SOUTH CAROLINA | | PROB | ATE | | • | |
| STATE OF SOUTH CAROLINA | | PROB | ATE | | • | |
| COUNTY OF GREENVILLE | | | | h that (g)ha c | ow the within | named mor |
| COUNTY OF GREENVILLE | ly appeared the un ver the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness subs | named more scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deli | ly appeared the unover the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness sub | named mor scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. | ver the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness subs | named mor scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed delivitnessed the execution thereof. SWORN to before me this 19 day of. | ver the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness subs | named more scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. | ver the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness subs | named more scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed delivitnessed the execution thereof. SWORN to before me this 19 day of. | ver the within writ | dersigned witnes | s and made oat | h that (s)he s with the othe | aw the within r witness subs | named mort |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. SWORN to before me this 19 day of. | Ver the within writ | dersigned witnes | ss and made ont and that (s)he, | h that (s)he s with the othe | aw the within r witness subs | named mor |
| county of Greenville gagor sign, seal and as its act and deed delivitiessed the execution thereof. SWORN to before me this 19 day of. Notary Public for South Carolina. | Ver the within writ | dersigned witnesten instrument | ss and made ont and that (s)he, | h that (s)he s with the othe | aw the within r witness subs | named mor scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. SWORN to before me this 19 day of. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF | Ver the within writ | dersigned witnesten instrument 19 70 RENUNCIATIO | n of Dower | om it may cor | Casna | scribed abov |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. SWORN to before me this 19 day of. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF | NOVEMBER (SEAL) signed Notary Public procely, voluntarily, at the mortgage (s) | dersigned witnesten instrument 19 70 RENUNCIATIO 10, do hereby cert this day appear and without any and the mortage and the | N OF DOWER ify unto all whe before me, and or compulsion, dre be's(s') heirs or | om it may coreach, upon beir sad or fear of successors ar | cern, that the grivately at any person d assigns, all | c undersigne |
| COUNTY OF GREENVILLE Personal gagor sign, seal and as its act and deed deliwitnessed the execution thereof. SWORN to before me this 19 day of. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF I, the under wife (wives) of the above named mortgagors examined by me, did declare that she does for the state of the state o | NOVEMBER (SEAL) signed Notary Public procely, voluntarily, at the mortgage (s) | dersigned witnesten instrument 19 70 RENUNCIATIO 10, do hereby cert this day appear and without any and the mortage and the | N OF DOWER ify unto all whose of the compulsion, dree's (s') heirs or emises within m | om it may cornech, upon being ad or fear of successors arentioned and r | neern, that the ng privately as I any person id assigns, all eleased. | c undersign nd separate whomsoeve |
| COUNTY OF GREENVILLE gagor sign, seal and as its act and deed delivitiessed the execution thereof. SWORN to before me this 19 day of. Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF I, the under wife (wives) of the above named mortgagors examined by me, did declare that she does for renounce, release and forever relinquish unto and estate, and all her right and claim of dower | NOVEMBER (SEAL) signed Notary Public procely, voluntarily, at the mortgage (s) | dersigned witnesten instrument 19 70 RENUNCIATIO 10, do hereby cert this day appear and without any and the mortage and the | N OF DOWER ify unto all whose of the compulsion, dree's (s') heirs or emises within m | om it may coreach, upon beir sad or fear of successors ar | neern, that the ng privately as I any person id assigns, all eleased. | c undersign nd separate whomsoeve |