- (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 Mortragee 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 mertgage, 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 delt 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 virtue.

(8) That the covenants herein contained shall bind, and t							
administrators, successors and assigns, of the parties hereto.	Whenever used	the singular	shall includ	e the plu	iral, the pl	ural the	singular,
and the use of any gender shall be applicable to all genders.							

WITNESS the Mortgagor's hand and seal this 17thtay of August	19 73
SIGNED, sealed and delivered in the presence of:	. 000 000
(1) onna Smith	& Bobby S. Fortune (SEAL)
Dot M. Cole	Afargand Lactime (SEAL)
	OL 3 (SEAL)
ি বিষ্টালী কৰিবলৈ কিবলৈ কিবলৈ বিষয়েশ্যালিক কিবলৈ ক	
377.65.3	(SEAL)
STATE OF SOUTH CAROLINA 2	PROBATB3 23 0 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Personally appeared the undersigned	witness and made oath that (s)he saw the within named mort-
gagor sign, seal and as its act and deed deliver the within written instruitnessed the elecution thereof	ument and that (s)he, with the other witness subscribed above
SWORN to before me this 17th day of August 19 73	and involving this countries
1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Imna Smith
Notary Public for South Carolina. (SEAL)	The Control of the Co
t - v	
STATE OF SOUTH CAROLINA	IATION OF DOWER SEE TO APPEAR OF SECOND
COUNTY OF Greenville of The Third The County	్మమ్ ఉంది. కొరికి మెంద్రమైదారు. ఇద్దారు కొంటే ఇద్దారు ఉంది. కొరికాడు ఉంది. కొరికా కాడాండాన్ని ఉంది. కొరికి కొంటే
wife (wives) of the above named mortgagor(s) respectively, did this day is examined by me, did declare that she does freely, voluntarily, and without renounce, release and forever relinquish unto the mortgagee(s) and the rand estate, and all her right and claim of dower of, in and to all and singular	at any compulsion, dread or fear, of any person whomsoever, nortagee's(s') heirs or successors and assigns, all her interest
GIVE under my hand and seal this 17th lisy of August 19 73 (SEAL)	Margaret C. Forting
Notary Public for South Carolina.	31, 1973 at 3:30 P.M., #6565
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