(3) That it will keep all improvements row existing or hereafter erected in good repair, and, in the case of a construction from that it will construction until completion without interruption, and should it fail to do so, the Mortgagee nav, at its option, enter upon still 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, that is 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 octain, appoint a receiver should legal proceedings be instituted pursuant to this instrument, any judge having jurisdation 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 preceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the
(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 doe 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 in volving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand volving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand volving this Mortgage, and a reasonable attorney's fee, shall 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 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 be received 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 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.
(S) 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 Mortgagor's hand and seal this 31 day of August is 73.  SIGNED, sealed and delivered in the presence of:
Bandsa Q. Claux Sente C Leary SEAL
Tayen of Whee Stenda & Levy SEAL
Glenda S. Leary
CEA1
. (SEAL
STATE OF SOUTH CAROLINA PROBATE .
STATE OF SOUTH CAROLINA PROBATE .  COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA PROBATE .
STATE OF SOUTH CAROLINA  PROBATE  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (site saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution
STATE OF SOUTH CAROLINA  PROBATE  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (sike saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  SWORN to before me this 31 day of August 19 73
STATE OF SOUTH CAROLINA  PROBATE  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that (site saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  SWORN to before me this 31 day of August 19 73
STATE OF SOUTH CAROLINA  PROBATE  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (sike saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  SWORN to before me this 31 day of August 19 73  SWORN to before me this 31 day of August 19 73
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  STATE OF South Carolina.  My Commission Expires: 1/2/81  STATE OF SOUTH CAROLINA.  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (site saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  Clared (SEAL)  Notary Fublic for South Carolina.  My Commission Expires: 1/2/81  STATE OF SOUTH CAROLINA.  RENUNCIATION OF DOWER
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made oath that (side saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me thin 31 day of August 19 73  STATE OF SOUTH CAROLINA.  STATE OF SOUTH CAROLINA.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom ft may concern, that the undersigned will declare that she does freely, voluntarily, and without any composition, dread or lear of any person whomsoever, renownee, release and foreward follower of, in and to all and singular the premises within mentioned and released.
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (side saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  STATE OF SOUTH CAROLINA.  STATE OF SOUTH CAROLINA.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom R may concern, that the undersigned will (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me did declare that the does freely, voluntarily, and without any compelsion, dread or fear of any person whomsoever, renounce, release and forewer of dower of, in and to all and singular the premises within mentioned and released.  CIVEN under my hand and seal this  19 73  WILL S. Leavy
STATE OF SOUTH CAROLINA  Personally appeared the undersigned witness and made outh that (she saw the within named mortgagor sign seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 31 day of August 19 73  STATE OF SOUTH CAROLINA.  STATE OF SOUTH CAROLINA.  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom R may concern, that the undersigned will (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me did declare that she does freely, vocuntarily, and without any composition, dread or fear of any person whomsoever, release and forewer reliquoish unto the mortgage(s) and the mortgage(s's) beins or successors and assigns, all her interest and estate, and all her right and class of dower of, in and to all and singular the premises within mentioned and released.  SWORN to before me this 31 day of August 19 73  STATE OF SOUTH CAROLINA.  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom R may concern, that the undersigned will declare that she does freely, vocuntarily, and without any composition, dread or fear of any person whomsoever, resonance, release and forever of dower of, in and to all and singular the premises within mentioned and released.  SWORN to be other witness subscribed with the other witness subscribed with the other witness subscribed with the other witness subscribed above witnesses.

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