(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 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 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 dett 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.

Maria Di Roma	cutors, ngular,
WITNESS the Mortgagor's hand and seal this 3 day of December SIENED, seaded and delivered in the frescore of: 19 73	
SIGNED, seated and delivered in the frescore of: Now holes (S	
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Maria All	SEAL)
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TATE OF SOUTH CAROLINA PROBATE	
OUNTY OF Greenville	d mest
Personally appeared the undersigned witness and made oath that (s)he saw the within names agor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed	d above
WORN to before me this 20 day of December 19 73	
Ac . A C Rhd	7
Mary D. Johns (SEAL)	
fotary/Public for South Carolinal Commission Expires May 9, 1982	
Common Expires (Fig. 5, 196)	
TATE OF SOUTH CAROLINA RENUNCIATION OF DOWER	-
OUNTY OF Greenville	•
I, the undersigned Notary Public, do hereby certify unto all whom it may centern, that the undersife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and sep	rsigned
xamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whon	nsoever,
enounce, release and forever relinquish unto the mortgagee(s) and the mortagee's(s') heirs or successors and assigns, all her not estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.	merese
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