(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

(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 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

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,

administrators, successors and assigns, o and the use of any gender shall be applica WITNESS the Mortgagor's hand and sea SIGNED sealed and delivered in the present the present that the present the present that the present that the present that the present the present the present that the present the present that the present the present the present that the present the present the present the present that the present the p	ble to all genders. This 3 day of D	_	imanis UMBA	Boyce (SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville		PROBATE		
gagor sign, seal and as its act and dee witnessed the execution thereof.  SWORN to before me this day  Notary Public for South Carolida.	d deliver the within w	19 73	And R. With the ot	e saw the within named mort- ther witness subscribed above
STATE OF SOUTH CAROLINA COUNTY OF Greenville  I, the wife (wives) of the above named mortge examined by me, did declare that she decendence, release and forever relinquish and estate, and all her right and claim of GIVEN under my hand and scal this  day of December  Notary Public for South Carolina.  My Councisson Expire May 9, 1985	agor(s) respectively, die oes freely, voluntarily, unto the mortgagee(s)	d this day appear before and without any comp and the mortagee's(s' and singular the premise	nto all whom it may of the me, and each, upon boulsion, dread or fear heirs or successors	of any person whomsoever, r d assigns, all her interest u released.
Mortgages, page 57. As No.  Register of Mesne Conveyance Greenville  12,403.44  Lot 1001 Mill" & Spring Branch.  Grove Tp.	Mortgage of Real Estate ereby certify that the within Mortgage has been this 1 of Docember 19 7	OF Greenville  123 West Antrim Drive  Greenville, S.C.	Timmons & Martha Boyce  TO  MCC FINANCIAL SERVICES, INC.  AMEXICOPOCOMONIFIANCIXIONES SANX	STATE OF SCUTH CAROLINA  COUNTY OF Greenville