(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 mortgage 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 in cituted pursuant to this instrument, any sudge having surisduction 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 preceeding 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 morteage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor 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 purty of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part therrof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses insurred 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 secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and concludes 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.

(6) That the coverants herein contained shall bind, and the benefits and advantages shall inute to the respective heirs, executives, 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.

TTNESS the Mortgagor's hand and seal th GNED, scaled applied livered by the pressure		अ Decen	nber	19 77		
G futor	ife	. 🖳	ranc S	J. Jones		(SEAL)
Micira Ka-	Kikles	_	Y .			SEALA
	,-,		,		· · · · · · · · · · · · · · · · · · ·	
		deser	•			SEAL
		ć− 4 F	The state of the s	•		SEALY
ATE OF SOUTH CAROLINA			PROBATE			
UNITY OF GREENVILLE						
il and as its act and deed deliner the wir	kolly spesied the in his women stationest	despired witness and that is the	and made coth that with the other wi	hat side saw the wit tees subscribed abo	than named moster we witnessed the e	হবে জন্মা বহুতাক্যক
reed VORN to before me this in the day of	December	1977.	13	Ž.	•	°s,
C' Vietor Tol	SEAL			indra z	Ka Ki	Rus
	P-80	~				W
an akita araka -						
ATE OF SOUTH CAROLINA		RENU	NCIATION OF	DOWER YIN	•	
UNITY OF GREENVILLE				_	.4 = 4	•
never of the Arme sound meathered in sect	underskrund Notas Fill ertrels, did this das o	me la Biedran gue, :	and each upon to	คมเราสมเสดใจ สมเดิ ร	อรามรมร้องให้ จ.พ. ระบบสหนึ่	\$10 THE.
d declare that she dies freely probustably, hisposticuito the mostgapes or and the a doner of in und to all and snights the	ntatgugeriksi dalah di	sumentos atidiai	ទោះជានេះ នៅដែលនេះការ	। अधिनामध्यक्षात्र्यः वस्याः राक्षाः चार्ते संध्यक्षाः अग	rutice, schruse und id all her sight at	deries delam
NES under my hand and seal this	्रुत्तरवराव भरकः अ ववस्तावात वास्तान	in hadatanayo	4			
divid December	19 77					
tury Public for Spoth Carolina	SEA	1.1	and responded to the respective towards and supply to	ويمسيني بداعت المستوسية		
My Commission Expires	room room yet r					
	RESORDED DEC	29 1977	At 3:15 P.3	· 1	9511	
X	£ £ 5					<u></u>
Morigonics of Menur Conveyance PYLE Attorn \$3,336.60 Lot 3 Leach St.) beed day of	1			STATE OF SOUTH CAL	PYLE & LEAPHART
pater of Means Co. Sp. 336.60 Dot 3 Lea	3:16	2	<u>.</u>	Ä		रेत्र
336.		Mortgage	=	,	ဍ မှ	E 2
we Conve	ily that the December	d	Wilbur Walker	وسا	£ 00	क्
3	at the within Murtgage himber. P.M. recorded in Book	G	ř		SOUTH	二 2
PYLE & Attornoys nville, See	with	1;	₩.a	Jones	Z Z	Ž
v. š	n Mi	9.	ilke (5	ĒΩ	PH
Ar No. Greenville & FYLE at Law outh Carolina	5 2	Real	4		CAROLINA	.A.R
A No cenvil	300±	<u>o</u>			Ĕ	×
116	t beeche could that the within Mostgage has been this. that of December 11 11 12 13:16 P.M. seconded in Book 11:19	gr			Z >	Minds (A)
	hern th	Estate				
Coun		ਰ				eur fe errefe
County	19.77 19.77					بمو

4328 RV.23

 ∞

Q-