(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 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 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

(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 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 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 debt secured hereby, and may be

(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, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

WITNESS the Mortgagor's hand and seal this 31.5 SIGNED, sealed and delivered in the presence of:	t day of August	19 7 Sing W. G	9. (SEAL) (SEAL) (SEAL)
al and as its act and deed deliver the within written in ereof. WORN to before me this 31 day of Augus	strument and that (s)he, w	PROBATE and made oath that (s)he with the other witness sul	saw the within named mortgagor sign, bscribed above witnessed the execution
vives) of the above named mortgagor(s) respectively, did to declare that she does freely, voluntarily, and without are linquish unto the mortgagee(s) and the mortgagee's(s') if dower of, in and to all and singular the premises with IVEN under my hand and seal this 1 day of August 19 79	Notary Public, do hereby ce his day appear before me, a ny compulsion, dread or fe heirs or successors and as	and each, upon being pri ar of any person whom signs, all her interest an	hay concern, that the undersigned wife vately and separately examined by me, soever, renounce, release and forever
at day of Aug. 1979 at 4:16 P.M. recorded in Book 1479 of Mortgages, page 293 As No. 1479 of Greenville, South Carolina Attorney At Lw P.O. BOX 2549 — 8 WILLIAMS STREET GREENVILLE, SOUTH CAROLINA 28002 \$4,500.00 Story Public for South Carolina As No. 1479 of Greenville, South Carolina 28002	P. Mortgage of Real Estate 1. hereby certify that the within Mortgage has been thin 31st	TO DEE SMITH COMPANY, INC.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CREX W. JONES and LINDA G. JONES

WATER STREET

The second second