(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 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 dath recursed hereby. 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 fereclosure 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 delt 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 recovered and collected become. 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 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.

(8) That the covenints herein contained shall bind, and the benefits and advantages shall inute to, the respective heirs, executors, adminis-

ENVILEENVILLES OF PETTY PETTY PETTY PETTY PETTY PETTY PETTY PATTONN X2543 - Cre	OITNESS the Mortgager's hand and IGNED, sealed and delivered in the		9th	day of	May Rex É	19 11 / 11/2	80 Bright Bright	) <u>c</u>	(SEAL) (SEAL) (SEAL)
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Noticy Public for South Circlina  With Commission Expires  3-8-89  MAY 12 1980 at 3:52 P.M.  MAY 13 1980 And May  Noticy Public for South Circlina  MAY 12 1980 at 3:52 P.M.	hereof.	the within wri	tten instru	nent and that	t (s)he, with the o	ther witness	subscribed above	witness	ed the execution
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OUNITY OF GREENVILLE  I, the undersigned Notary Public, do hereby centry unto all whom it may concern, that the undersigned wife of the above named mortgager i respectively, did this day appear before me, and each, upon being privately and separately examined by me id declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomsever, renounce, release and forever clinquish unto the mortgager's places or successors and anagas, all her interest and estate, and all her right and claim flower of; in and to all and singlat the premises within mentioned and released lives under my hand and seal this  divided May  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  MAY 12 1980 at 3:52 P.M.  RECOMM. MAY  19  80  STATE OF SOUTH CARPOLINA  COUNTY OF GREENVILLE  NO BERT D. PETTUS, JR.  RECOMM. MAY  19  10  11  12  13  14  15  16  17  17  18  18  18  18  18  18  18  18					RENTINCIATIO	OF DOV	VFR		
when of the above named mortgager's respectively, did this day appear before me, and each, upon being privately and separately examined by me did declare that she does freely, voluntally, and without any compulsion, dread or fear of any person whomsever, tenounce, release and forever linguish unto the mortgagee's and the mortgagee's hears or successors and assigns, all her interest and estate, and all her right and claim dover of; in and to all and singlish unto the mortgage's hears or successors and assigns, all her interest and estate, and all her right and claim dover of; in and to all and singlish unto the mortgage's within mentioned and released.  NEX MAY 12 1980 at 3:52 P.M.  STATE OF SOUTH CAROLINA  WIND DEER TO D. PERVICE  ORDERYDE and SYBLE  ORDER	OUNTY OF GREENVILLE						•		
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STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  REX E. MCBRYDE and SYBLE R.  REX E. MCBRYDE and SYBLE R.  ROBERT D. PETTUS, JR. and  MARILYN H. PETTUS, JR. and  MARILYN H. PETTUS  Marikages, page of Real Esta  C. TIMOTHY SULLIVAN, P.A.  PO BOX 250-18 P.A.  C. TIMOTHY SULLIVAN, P.A.  PO BOX 250-18 P.A.  GREENVILL SOUTH CAROLINA  REX E. MCBRYDE and SYBLE R.  C. TIMOTHY SULLIVAN, P.A.  PO BOX 250-18 P.A.  C. TOMOTHY SULLIVAN, P.A.  PO BOX 250-18 P.A.  C. TOMOTHY SULLIVAN, P.A.  POP CTOCK DT., POP	CONCE OF THE MING TO THE MING SING		303 4.6.4						
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  REX E. MCBRYDE and SYBLE R.  ROBERT D. PETTUS, JR. and MARILYN H. PETTUS  I hereby certify that the within Mortgage has been the day of			80			He 1	Missay	lu_	
TE OF SOUTH CAROLINA  NTY OF GREENVILLE  TO  ERT D. PETTUS, JR. and ARILYN H. PETTUS  ARILYN H. PETTUS  May  May  May  May  May  C. TIMOTHY SULLIVAN, P.A.  ATTORNEY AT LW  P O BOX 2503—8 WILLINGS STREET GREENVILLE, SOUTH CAROLINA  \$2,413.00  87 Stoney Creek Dr., For	dav of May	19	80	(SEAL)		Sle 1	M Bay	lu	32975
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SOUTH CAROLINA GREENVILLE  BRYDE and SYBLE R.  BRYDE and SYBLE R.  TO  TO  PETTUS, JR. and  H. PETTUS  MAY  MAY  MAY  MAY  MAY  MAY  P O BOX 2543 — 8 WILLIAMS STREET GREENVILLE, SOUTH CAROLINA  P O BOX 2543 — 8 WILLIAMS STREET GREENVILLE, SOUTH CAROLINA  ONey Creek Dr., For	May  Sotary Public for South Carolina  My Commission Expires: 9  RECOND. MAY 1	6-88 2 <b>198</b> 0	at 3:5		<u> </u>			COL	
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	otary Public for South Carolinas One Commission Expires One One Commission Expires One	9 1980 at 3:52 P.M. recorded in Book	Thereby certify that the within Mortgage has been this day of May	Mortgage of Real	MARILYN H. PETTUS	TO DETENT O DETENTION IN	REX E. McBRYDE and SYBLE R.	COUNTY OF GREENVILLE	Attorney at Law MAY STATE OF SOUTH CAROLINA

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