(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, 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 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 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 attending such preceding 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee, or should the Mortgagee become a party of any suit inforeclosed. 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 whing this Mortgagee or the title to the premises described herein, or should the debt secured hereby and a reasonable atterney's fee, shall of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, as a part of the debt secured hereby, and may be

thereupon become due and precincied and collected herei	rv4×r					
hereby. It is the true meaning	ig of this instrument to be that then this mor	tcage shall be utterly	null and void, otherwise		virtue.	
(6) That the covenant trators, successors and assign gender shall be applicable to	s herein contained shi is, of the parties heret			ill inure to, the respective the plural the si	DOILS SACTIONS ACTIONS	
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M 3 0 C. Victor Pyle Mesur Conveyance Greenville Greenville, South Carolina y that the within Mortgage has been this 6.45 rtgage of Real Estate rgaret E. Ulmer ra Tinsley SOUTH CAROLINA CREENVILLE P. M. recorded in Book Attorneys at Law PYLE & PYLE ಠ A No

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